



AGENDA
Regular Town Council
Tuesday, January 14, 2025
Council Chambers 4:00 PM

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1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
3. INVOCATION	
4. PLEDGE OF ALLEGIANCE	
5. PUBLIC COMMENT	
This is a time for the public to address their elected officials on issues not on the agenda. The town council is interested in hearing your concerns; however, speakers should not expect council action or deliberation on items brought forth during this public comment period. Topics requiring further investigation and action will be referred to the Town Manager and may be scheduled for a future agenda.	
6. CONSENT AGENDA	
The consent agenda contains those items not expected to require discussion and can be voted upon with a single vote. Any member of the town council can request a consent agenda item to be removed for consideration under new business.	
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8.7.	Planning & Inspections Monthly Report 2024-12 Output Document (Staff Report - 1133) - Pdf	133 - 135
9.	TOWN COUNCIL COMMENTS	
10.	CLOSED SESSION - PURSUANT TO NC GS 143-318.11 (A)(5) ATTORNEY CLIENT MATTERS	
11.	ADJOURNMENT	



MINUTES

Regular Town Council Meeting

4:00 PM - Tuesday, December 10, 2024
Council Chambers

The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, December 10, 2024, at 4:00 PM, in the Council Chambers, with the following members present:

COUNCIL PRESENT: Mayor Weidner Abernethy
Vice Mayor Kelly Melang
Councilmember Alan Villanova
Councilmember Art Beckmann
Councilmember M.W. Stanford

COUNCIL EXCUSED:

STAFF PRESENT: Attorney Stacy Eggers, IV
Town Manager Bob Pudney
Town Clerk Emily Haynes

1. CALL TO ORDER

1.1. Mayor Abernethy called the December 10th Town Council meeting to order at 4:00 PM.

1.2. Mayors Message:

On Thanksgiving, a group from Seaboard North Carolina came to our area with 40 mobile kitchens and provided 6000 meals to the Avery County community. One of the gentlemen within the same ministry group heard of the Beech Mountain Shop with a Cop event and the Lions Club of Seaboard donated \$6000.00. The Police department had a \$3000.00 goal for this event, and we exceeded that goal. A Christian Ministry group based in Beech Mountain is another substantial donor to the Shop with a Cop event. I want to thank each person and group that has donated to this great cause.

Senior Vice President of Lowe's Home Improvement contacted me after the storm and said he would like to provide Christmas to several families in Avery County. Yesterday I went to Lowe's where they provided two families with their Christmas wish list. It is gratifying to see the amount of outpouring generosity from our community.

I had the opportunity to meet the new Appalachian State Football Head Coach- Mr. Dowell Loggains. He has been invited to Beech Mountain and I look forward to potentially seeing him at the next Town Council meeting in January.

2. ADOPTION OF AGENDA

- 2.1.** Mayor Abernethy requested a motion to amend and adopt the agenda, adding Martin Marks Board Application Form to item 8.1.

3. INVOCATION- DEWEY CYCLONE BRETT

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT

- 5.1.** Fred Pfohl of 501 Beech Mountain Parkway- Thank you to the Beech Mountain Community for your donations to our organization Friends of Beech Mountain. We have received over \$100,000.00 and I can remember a time when we only had \$1,000.00 and the idea behind this organization is to help people on Beech Mountain and folks that work here that needed help. The outpouring of generosity has been special. Living on Beech Mountain is wonderful.

Every day I pass the sign that states "Conserve Water". This is a serious matter and part of my concern is educating residents and visitors of this matter. I am offering any assistance we at Fred's Mercantile can do such as handing out informative flyers.

Sean Royall, Parks and Recreation Director-

Angel Tree Program- I want to give a special thank you to our town residents. 10 years ago we restarted this angel tree program and this year we partnered with High Country Caregivers. The Recreation Center had 35 angels and residents called in asking to fill more angels. Yesterday we sent out 4 cars full of gifts and it was really impressive, as a parent I'm sitting here looking at this and thinking of kids who wouldn't have Christmas if it wasn't for our town. Thank you to our town and community.

Next Thursday, December 19th at 3:00 P.. please join us and line the streets for our Annual Christmas Parade.

I would like to publicly thank the TDA- they have given us a substantial amount of funding one of which provided more Christmas Lights. As you leave you will notice the Town Hall building, a walking trail of lights, and many other areas in the town. The Parks and Recreation crew handles the lights and decorations throughout the town.

- 5.2.** Town Manager Mr. Pudney- I would like to take a moment to recognize a town employee. Mayor, Council, and public with the storm Helene we had many employees who went above and beyond and did some spectacular things. The town had a dispatcher who worked 72 hours straight, we had helicopters moving employees around, and numerous other events. I want to recognize Josh Cordell specifically for what he did and all the employees who just went above and beyond. Mark and Cathy Brown who live on Sweetwater Road sent an email to myself and the Council that I would like to read to you today. Josh has been employed with the town for 9 years working in utilities at the Water Plant. I'm going to read verbatim what Mark Brown wrote in his email, "So we returned this week and have been truly amazed at what the town has done in such a short time to make the area safe, accessible, and livable. We have driven around much of the town and the road repair, cleanup, and water

availability have been phenomenal."

"On the day after the hurricane, Cathy and I were walking up Buckeye Creek Road trying to see if there was any way we could get out (there was not), and we saw someone walking toward us. It was Josh Cordell. He told us he had parked at the dump and walked several miles down Buckeye Creek Road to try to get to work at the Water Plant. He had to climb over and through about 50 trees along the way, and then hike behind what was left of Shane Park to use the same footbridge we used to get to the Water Plant.

He told us he was determined to get to work so he could help everyone on Beech Mountain. He promised to tell others about our situation and not to worry, help would come.

You have a fine employee in Josh. When faced with the daunting task of what to do when the hurricane hit, and the impossibility of any vehicle getting him to work, he literally hiked mile after mile in dangerous conditions to get to his job to pitch in and help us as well as all town residents." "He is to be commended for his efforts and concern"

Josh reflects the type of employee we have here in the town, many employees worked throughout the storm not knowing if their home and family were safe. Police Dispatchers, Officers, EMS personnel, Public Works employees, Town Hall and Visitor Center employees, and Parks and Rec all worked tirelessly to serve the town.

We thank Josh for being recognized by our community for a job well done!"

I just want to say on behalf of all the town employees you epitomize what it means to be here on Beech Mountain. I appreciate everything you've done and I wanted to recognize you in front of the Town.

Josh Cordell took a moment to thank the council and the town for providing a stable work environment that employees can look forward to coming to each day. Josh thanked Mr. Pudney and the Council for his recognition but wanted to express that all town employees went above and beyond and each employee deserves the same recognition.

6. CONSENT AGENDA

- 6.1.** Adoption of Minutes
- 6.2.** 2025 Town Council & Boards' Meeting Schedule Calendar
- 6.3.** Tax Release
- 6.4.** RFP # 102024-3 - Proposal for Disaster Recovery Services

Motion

Art Beckmann made a motion to approve the consent agenda Alan Villanova seconded the motion. CARRIED. unanimously.

7. OLD BUSINESS

- 7.1.** Ordinance to Amend § 154.141 Kitchens and Guest Suites, and § 154.006

Definitions

Motion

Kelly Melang made a motion to approve the Ordinance to Amend § 154.141 Kitchens and Guest Suites, and § 154.006 Definitions M.W. Stanford seconded the motion. CARRIED. unanimously.

- 7.2. Ordinance to Amend §154.132 Off-Street Parking and § 154.133 Off-Street Loading and Unloading

Motion

Kelly Melang made a motion to approve the Ordinance to Amend §154.132 Off-Street Parking and § 154.133 Off-Street Loading and Unloading Art Beckmann seconded the motion. CARRIED. unanimously.

- 7.3. Lake Coffey Engineering Presentation- Presented by Benjie Thomas

I am writing to provide an update on the Drought Mitigation Project as it relates to services being provided by West Consultants, PLLC. Many tasks are underway, and here is the status of some of the more significant ones.

1. We and our subconsultant, Grimes Engineering, PC, coordinated with Geotechnologies, Inc. on the soil investigations. The report was completed and delivered to the Town on January 9, 2024. Some chief results of the investigation were the identification of poor soils and of extensive rock. Seepage control was noted as being a major issue to address.

2. The Benefit-Cost Analysis (BCA) required for the FEMA/NCDPS grant application process has been updated. Further refinement of the BCA may be required. A grant contract with NCDPS has been executed and we are assisting with the ongoing tasks required by that contract.

3. Topographic surveying is complete except for a short section between Red Fox Lane and Hawthorne Lane. (That section was delayed until the wetlands delineation could be completed and reviewed by USACE). The remainder will be completed this year.

4. The delineation of streams and wetlands within the footprint of the project, including the force main route, has been completed by Ecosystem Planning and Restoration (EPR). The US Army Corps of Engineers (USACE) has concurred with the delineation. Refer to the attached documentation dated 9/20/2024.

5. EPR has consulted with environmental agencies, as part of the Clean Water Act 401/404 permitting work, and is of their understanding that multiple records of multiple federally protected bat species exist near the proposed project. Therefore, it is recommended that surveys for potential hibernacula be performed to avoid potential project delays.

6. Preliminary design drawings have been developed for the dam, reservoir grading, and force main. One significant design decision not yet determined is the method of seepage control. A full geosynthetic system would be advantageous by providing an impermeable layer across the entire reservoir surface. But such a system significantly increases costs, and it is at risk of

failure if punctured due to dredging operations or other events. This is further outlined in the enclosed information from Grimes Engineering.

7. The volume of earth and rock to be removed from the site has been estimated to be 100,000 cubic yards (refer to the enclosed cut-fill report/map). Finding suitable locations to waste this material will be a significant factor in the total project cost. Likewise, repairing potential damage to roads between the project site and the waste sites will be another cost associated with the project.

8. Preliminary pump sizing has been completed, for transfer of water from Lake Coffey to the Buckeye Lake water treatment plant (calculations are enclosed). The Town will need two vertical turbine pumps with a capacity of 1,050 gpm each. Motor size will be approximately 150 hp each. The existing Resort and Beech Mountain Club pumps will need to be moved into the new pump house.

9. The total project cost opinion has not yet been updated. Some cost opinion information is included in the draft preliminary engineering report by Grimes Engineering (enclosed). Please note that this cost information does not include all project costs, such as the intake pump station, force main, and wasting of excess material. The purpose of the Grimes' cost information is to compare the two seepage-control options under consideration.

Thank you for the opportunity to work with the Town of Beech Mountain on this important project.

8. NEW BUSINESS

8.1. Board and Committee appointments

Mayor Abernethy requested the Council to nominate to the various Boards and Committees.

Motion

Alan Villanova made a motion to re-appoint Tyler Hunter and Tim Holland to the Planning Board for a three-year term expiring December 2027 and Kelly Melang seconded the motion. CARRIED. unanimously.

Motion

Art Beckmann made a motion to re-appoint Fred France, Jennifer Lavrack, and Therese Barry to the Board of Adjustment for a three-year term expiring in December 2027 and Kelly Melang seconded the motion. CARRIED. unanimously.

Motion

Weidner Abernethy made a motion to appoint Martin Marks as 1st Alternate of the Board of Adjustment for a three-year term expiring December 2027 and M.W. Stanford seconded the motion. CARRIED. unanimously.

Motion

Kelly Melang made a motion to re-appoint Fred Pfohl, Barbara Piquet, Kathy Bubash, and Carol Beckmann to the Recreation Committee for a three-year term expiring December 2027 and Art Beckmann seconded the motion. CARRIED. unanimously.

Motion

Alan Villanova made a motion to appoint Dawn Dalglish as TDA Chair and Fred Pfohl as TDA Vice Chair and Kelly Melang seconded the motion. CARRIED. unanimously.

9. TOWN MANAGER AND STAFF REPORTS

9.1. Town Manager Report-

- 1.The financial audit has been completed and submitted to the state LGC by December 1st as required.
- 2.Water restrictions – currently at stage 2 (10%). Due to the decrease in the storage capacity of Buckeye Lake. Expect restrictions for several months.
- 3.Buckeye Lake – engineers have been hired (Mattern and Craig) and have been onsite, subcontractors for underwater surveying start tomorrow (Wednesday) to map the impact of the storm on the lake as well as to map the solid debris in the lake.
 - design for repairs to the water plant intake structure is underway.
 - Analysis of damage to the spillway and dam release mechanism is underway.
- 4.The well has been impacted to a reduced flow (25k per day). Working to understand what exactly happened.
- 5.FEMA funding – Category A (debris) received 1.9 million and Category B (emergency response) \$826,247.00 is expected. DEQ \$3 million utility grant in progress.
- 6.Debris cleanup – Southern Disaster Recovery (SDR) has been a disappointment. As of yesterday, only 374 loads representing 15,200 cubic yards have been removed. (70 days). Complaint filed with the state.
- 7.Charter Hills Road – engineers are on site developing a repair solution. Will require detailed specifications, bidding, and hiring a contractor. Expect repairs to be underway in early summer.
- 8.Lake Coffey – The presentation tonight, with the impact on Lake Buckeye it makes Lake Coffey that much more important. A bat study is underway, notices are being mailed to 4000 property owners.
- 9.Ski Resort – opening day we counted almost 4000 vehicles passing by Town Hall. Spoke to Ryan Costin, and good attendance has been experienced.
- 10.Sledding Hill using Snowmax with good results, using new grooming equipment.
- 11.The Christmas Parade is December 19th at 3:00 pm snow or shine. Contact the Recreation Center for more information.

9.2. Finance and Budget Report October 2024

- 9.3. Fire Department Monthly Report
- 9.4. DOI Report for November 2024
- 9.5. Planning & Inspections Monthly Report 2024-11
- 9.6. Police Department Monthly Report
- 9.7. TDA Report December 2024
- 9.8. November 2024 Recreation Report

10. TOWN COUNCIL COMMENTS

10.1. Councilmember Alan Villanova-

Thank you to all town employees who continue to work towards recovery after Helene.

Thank you, residents of Beech Mountain, our community has come together in this time of need.

Councilmember Art Beckmann-

Season to be grateful. We are in a position that most people aren't, count your blessings.

Daniel Davis is here tonight and I would like to thank him for coming out and for all of the day-to-day duties he handles.

I believe this council has the town's best interest in mind and we will continue to strive forward. I am wishing everyone a great Holiday season.

Councilmember M.W. Stanford-

Be patient. Things are not 100 percent recovered.

Thank you to all involved in overcoming this disaster and getting the town to this point and being able to welcome visitors to come this season.

Vice Mayor Kelly Melang-

Patience is key not only this time of year but all year.

I want to wish everyone a Merry Christmas and a Happy New Year. 2025 is our rebuild.

Mayor Weidner Abernethy-

I would like to thank everyone who has served on a committee or Board, we have a small pool to choose from.

I think we have great people that serve on our committees but it is a thankless job. I want to mention Destin Hall North Carolina House of Representatives who was voted in as NC Speaker of the House and wish him well in his new role.

We have a strong Council with everyone's best interest at heart. We have been making a lot of progress with a long way to go.

I spoke with a visitor who mentioned they haven't been to Beech Mountain in several years and she said Beech Mountain looks as if it has had a facelift. I take pride in the appearance of Beech Mountain.

11. ADJOURNMENT

11.1. Mayor Abernethy requested a motion to adjourn the meeting at 5:21 PM.

Motion

Alan Villanova made a motion to adjourn at 5:21 PM and Kelly Melang seconded the motion. CARRIED. unanimously.

Town Clerk

Mayor, Town of Beech Mountain



Town of Beech Mountain
North Carolina

Date: 1/14/2025

RESOLUTION No. 2025-01

A RESOLUTION OF THE TOWN OF BEECH MOUNTAIN

WHEREAS, the North Carolina General Assembly has enacted Session Law 2024-53 to assist eligible units of government in meeting their Hurricane Helene disaster-related water infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Emergency Bridge Loan in the amount of \$3,200,000 to repair a wastewater and/or drinking water system, and

WHEREAS, the Town of Beech Mountain intends to perform said project in accordance with the terms of the Agreement with the NC Department of Environmental Quality,

NOW, THEREFORE, be it resolved by the Council of the Town of Beech Mountain:

That The Town of Beech Mountain does hereby accept the State Emergency Bridge Loan offer with Technical Assistance Funding of \$3,200,000.

That the Town of Beech Mountain does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Robert Pudney, Town Manager, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as

contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 14th day of January 2025.

Weidner Abernethy, Mayor

Attest:

_____(SEAL)
Emily Haynes, Clerk



TO: Mayor and Council
FROM: Emily Haynes
DATE: January 14, 2025
SUBJECT: Trail Town Designation Program

FOR THE PURPOSE OF:

TDA would like to participate in an initiative to have Beech designated as a North Carolina Trail Town and included in the official Trail Town Guide.

STAFF RECOMMENDATION:

Permission to apply

SIGNATURES:

Town Manager

Town Clerk

TRAIL TOWN DESIGNATION PROGRAM & VISITOR GUIDE

Celebrating Stewardship in Trail Towns



TRAIL TOWN DESIGNATION OVERVIEW

The Outdoor NC Trail Town Stewardship Program, a designation program that recognizes communities around the state for their diversity of trail experiences and celebrates stewardship efforts. The program equips NC tourism partners with knowledge and tools to foster responsible travel and sustainable tourism. The result is helping our partners preserve nature, contribute to resident well-being, and improve visitor experience for all.

The program goes beyond simply recognizing trails and boosting visitor spending; it also champions destination stewardship, accessible outdoors, and responsible recreation to sustain our towns and trails for future generations. Those who complete the program are eligible for recognition in the Official NC Trail Town Guide, which highlights a variety of destinations across the state, their stewardship story, and the unique outdoor experiences visitors can enjoy.

TRAIL TOWN STEWARDSHIP INVESTMENT

The Trail Town Stewardship Program and Official NC Trail Town Guide are offered as part of an existing TDA sponsorship of VisitNC/Outdoor NC and does not require further funding.

DESIGNATION REQUIREMENTS

- 1- Become an NC Alliance Partner (Done)
- 2- Complete on-line webinars & learning labs (Done)
- 3- Attend NC Trail Town Workshop (Done)
- 4- Activate Stewardship Efforts
 - a) Stakeholder map (identify key stakeholders and discuss the initiative)
 - b) Inventory of assets (outdoor recreation & ADA outdoor attractions)
 - c) Create *Join the Movement* messaging
 - Create an accessibility statement.
 - Create a responsible travel blog
 - Accessible outdoors webpage
 - Destination trip itineraries
- 5- Provide destination descriptions, photos, links and social handles to the Outdoor NC team.

DESIGNATION BENEFITS

- Destination will be highlighted with a two-page spread in the Official NC Trail Town Guide.
- Quarterly Instagram and Facebook stories.
- Biannual Instagram and Facebook posts spotlighting the destination.
- One e-newsletter feature with exclusive coverage on the destination's unique outdoor offerings.
- Increase visitation to your destination by effortlessly integrating stewardship communications.
- Reduce negative impacts on cherished cultural and natural assets.
- Enhance experiences for ALL visitors.



COUNCIL ACTION ITEM

TO: Town Council
FROM: Steve Smith
DATE: January 14, 2025
SUBJECT: 2024 Audit and Financial Statements Presentation

FOR THE PURPOSE OF:

Ms. Watson CPA will present her audit findings and review the financial statements of June 30th, 2024.

ATTACHED FOR YOUR CONSIDERATION:

2024 Financial Statements
Audit Finding

STAFF RECOMMENDATION:

Review

SIGNATURES:

Town Manager

Town Clerk

TOWN OF BEECH MOUNTAIN, NORTH CAROLINA

FINANCIAL STATEMENTS

JUNE 30, 2024

Town Council Members

Weidner Abernethy, Mayor
Kelly Melang, Vice-mayor
Art Beckmann
M.W. Stanford
Alan Villanova

Administrative and Financial Staff

Robert Pudney, Town Manager
Steve Smith, Finance Officer

Misty D Watson, CPA, PA
PO Box 2122
Boone, NC 28607

Town of Beech Mountain, North Carolina

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MISTY D. WATSON, CPA, P.A.
CERTIFIED PUBLIC ACCOUNTANT
PO BOX 2122
BOONE, NORTH CAROLINA 28607
TELEPHONE (704) 907-5053

Independent Auditor's Report

To the Honorable Mayor
and Members of the Town Council
Town of Beech Mountain, North Carolina

Report on the Audit of Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town of Beech Mountain, North Carolina as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town of Beech Mountain's basic financial statements as listed in the table of contents.

In our opinion, based upon our audit, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Beech Mountain as of June 30, 2024, and the respective changes in financial position, and cash flows thereof and the respective budgetary comparison for the General Fund, Capital Project Fund Town Hall and the annually budgeted special revenue funds, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of Beech Mountain and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of Town of Beech Mountain Tourism Development Authority were not audited in accordance with *Governmental Auditing Standards*.

Responsibilities of Management for the Audit of the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raises substantial doubt about the Town of Beech Mountain's ability to continue as a going concern for the twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Governmental Auditing Standards* will always detect material statement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Governmental Auditing Standards*, we

- exercised professional judgement and maintained professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town of Beech Mountain's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Beech Mountain's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 4 through 12, and Law Enforcement Officers' Special Separation Allowance Schedules of Funding Progress and Employer Contributions on pages 55 through 56, and the Local Government Employees' Retirement System's Schedules of the Proportionate Share of the Net Pension Asset (Liability) and Contributions, on pages 53 through 54, respectively, be presented to supplement the basic financial statements. Such information is the responsibility of management, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consist of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

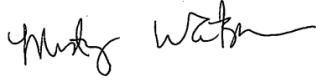
Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Beech Mountain's basic financial statements. The combining and individual fund financial statements, budgetary schedules, other schedules, as well as the accompanying schedule of expenditures of expenditures of federal and state awards as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the State Single Audit Implementation Act are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us. In our opinion, based on our audit, the procedures performed as described above, the combining and individual fund financial statements, budgetary schedules, other schedules, and the schedule of expenditures of federal and state awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 25, 2024 on our consideration of the Town of Beech Mountain's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Town of Beech Mountain's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance

with *Government Auditing Standards* in considering Town of Beech Mountain's internal control over financial reporting and compliance.

A handwritten signature in black ink, appearing to read "Judy Watson". The signature is fluid and cursive, with the first name "Judy" written in a larger, more prominent script than the last name "Watson".

Boone, NC
November 25, 2024

Management's Discussion and Analysis
Town of Beech Mountain

As management of the Town of Beech Mountain, we offer readers of the Town of Beech Mountain's financial statements this narrative overview and analysis of the financial activities of the Town of Beech Mountain for the fiscal year ended June 30, 2024. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town of Beech Mountain's financial statements, which follow this narrative.

Financial Highlights

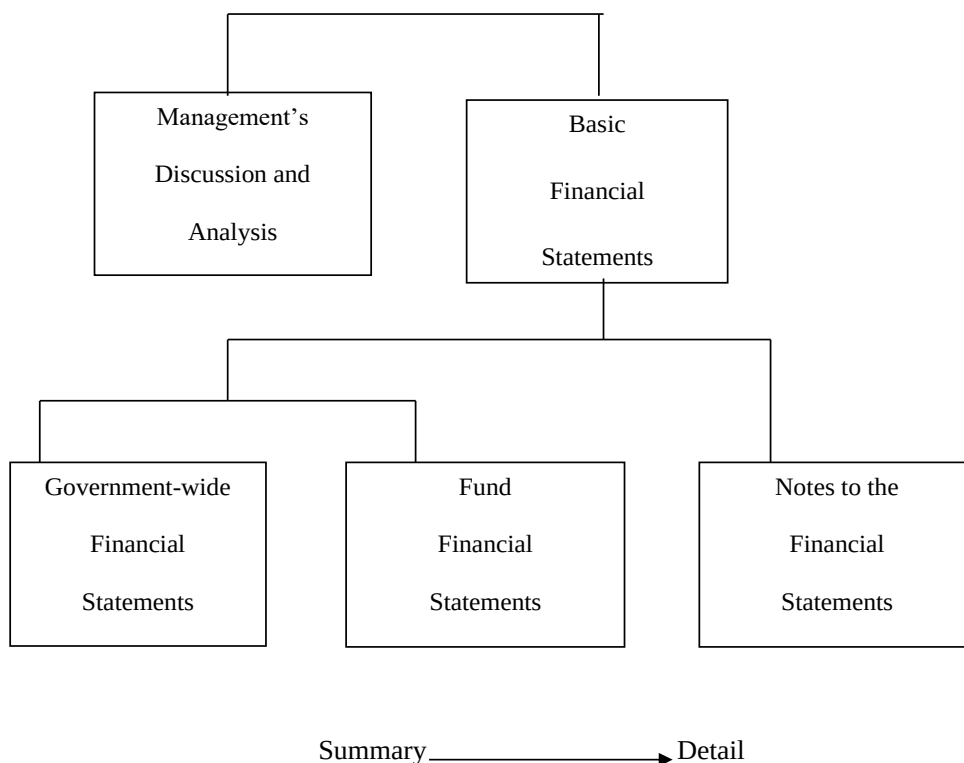
- The assets and deferred outflows of resources of the Town of Beech Mountain exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$36,152,746(net position).
- The government's total net position increased by \$908,851 primarily due to expenses being less than budgeted and the local option sales tax being higher than budgeted.
- As of the close of the current fiscal year, the Town of Beech Mountain's governmental funds reported combined ending fund balances of \$8,257,435, a net change of (\$567,423) in fund balance. Approximately 21 percent of this total amount, or \$1,726,412, is nonspendable, assigned, or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$6,567,212, or 60.4 percent of total general fund expenditures for the fiscal year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Town of Beech Mountain's basic financial statements. The Town of Beech Mountain's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of the government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Beech Mountain.

Required Components of Annual Financial Report

Figure 1



Basic Financial Statements

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 8) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the budgetary comparison statements; and 3) the proprietary fund statements.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the Town's individual funds. Budgetary information required by the North Carolina General Statutes also can be found in this part of the statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into three categories: 1) governmental activities, 2) business-type activities, and 3) component units. The governmental activities include most of the Town's basic services such as public safety, parks and recreation, and general administration. Property taxes and state and federal grant funds finance most of these activities. The business-type activities are those that the Town charges customers to provide. These include the water and sewer and sanitation services offered by the Town of Beech Mountain. The final category is the component unit. Although legally separate from the Town, the Beech Mountain Tourism Development Authority is important to the Town because the Town exercises control over the Authority Board by appointing its members and because the Authority operates within the Town's boundaries for the benefit of the Town's residents.

The government-wide financial statements are on Exhibits 1 and 2 of this report.

Fund Financial Statements

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Beech Mountain, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of the Town of Beech Mountain can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called modified accrual accounting which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is part of the fund financial statements.

The Town of Beech Mountain adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Board about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the board; 2) the final budget as amended by the board; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

Proprietary Funds – The Town of Beech Mountain has one kind of proprietary fund. *Enterprise Funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Beech Mountain uses enterprise funds to account for its water and sewer activity and sanitation operations. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and Statement of Activities.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 22-52 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Beech Mountain’s progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found beginning on page 53 of this report.

Interdependence with Other Entities – The Town depends on financial resources flowing from, or associated with, both the federal government and the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to federal and State laws and federal and State appropriations. It is also subject to changes in investment earnings and asset values associated with U.S. Treasury Securities because of actions by foreign governments and other holders of publicly held U.S. Treasury Securities.

Government-Wide Financial Analysis

The Town of Beech Mountain’s Net Position

Figure 2

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets:						
Current and other assets	\$ 9,090,013	\$ 9,636,851	\$ 4,889,578	\$ 4,021,272	\$ 13,979,591	\$ 13,658,123
Capital assets, net	14,550,669	12,287,985	25,456,257	23,108,875	40,006,926	35,396,860
Total Assets	23,640,682	21,924,836	30,345,835	27,130,147	53,986,517	49,054,983
Total Deferred Outflows	1,498,354	1,796,339	450,723	136,347	1,949,077	1,932,686
Liabilities:						
Other liabilities	937,219	1,024,207	1,690,756	833,997	2,627,975	1,858,204
Long-term liabilities	6,886,477	7,212,146	10,120,459	9,223,549	17,006,936	16,435,695
Total Liabilities	7,823,696	8,236,353	11,811,215	10,057,546	19,634,911	18,293,899
Total Deferred Inflows	140,363	66,020	7,574	4,434	147,937	70,454
Net Position:						
Net investments in capital assets	10,030,036	8,559,772	15,617,068	13,618,259	25,647,104	22,178,031
Restricted	1,151,022	1,684,823	-	-	1,151,022	1,684,823
Unrestricted	5,993,919	5,174,207	3,360,701	3,586,255	9,354,620	8,760,462
Total Net Position	\$17,174,977	\$15,418,802	\$ 18,977,769	\$17,204,514	\$ 36,152,746	\$ 32,623,316

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The assets and deferred outflows of the Town of Beech Mountain exceeded liabilities and deferred inflows by \$36,152,746 at June 30, 2024. The Town's net position increased by \$3,015,456 for the fiscal year ended June 30, 2024. However, the largest portion (71%) reflects the Town's investment in capital assets (e.g. land, buildings, machinery, and equipment). The Town of Beech Mountain uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Beech Mountain's net investment in capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. An additional portion of the Town of Beech Mountain's net position, \$1,151,022, represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$9,354,620 is unrestricted.

Several particular aspects of the Town of Beech Mountain's financial operations positively influenced the total unrestricted governmental net position:

- Continued diligence in the collection of property taxes by maintaining a tax collection percentage of 97.97%.

Town of Beech Mountain's Changes in Net Position

Figure 3

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program Revenues:						
Charges for services	\$ 266,147	\$ 198,269	\$ 4,839,818	\$ 4,472,578	\$ 5,105,965	\$ 4,670,847
Operating grants and contributions	610,003	69,710	-	-	610,003	69,710
Capital grants and contributions	-	-	1,747,028	595,992	1,747,028	595,992
General Revenues:						
Property taxes	6,677,573	6,896,943	-	-	6,677,573	6,896,943
Other taxes	3,689,953	2,873,453	-	-	3,689,953	2,873,453
Miscellaneous	214,413	917,660	-	54,395	214,413	972,055
Sale of capital assets	33,047	-	(72,711)	-	(39,664)	-
Investment earnings, unrestricted	498,405	-	79,690	-	578,095	-
Total Revenues	11,989,541	10,956,035	6,593,825	5,122,965	18,583,366	16,079,000
Expenses:						
General government	2,865,267	2,981,731	-	-	2,865,267	2,981,731
Public safety	3,044,942	2,916,471	-	-	3,044,942	2,916,471
Transportation	3,772,807	3,154,499	-	-	3,772,807	3,154,499
Cultural and recreation	1,255,147	1,456,994	-	-	1,255,147	1,456,994
Interest on long-term debt	142,526	110,706	-	239,708	142,526	350,414
Sanitation	-	-	961,667	848,846	-	848,846
Water and sewer	-	-	3,525,553	2,683,160	3,525,553	2,683,160
Total Expenses	11,080,689	10,620,401	4,487,220	3,771,714	15,567,909	14,392,115
Change in Net Position	908,852	335,634	2,106,605	1,351,251	3,015,457	1,686,885
Net position, beginning as previously reported	15,418,801	15,996,979	17,204,514	16,966,420	32,623,315	32,963,399
Prior period adjustment	847,324	(913,812)	(333,350)	(1,113,157)	513,974	(2,026,969)
Net position, beginning, as restated	16,266,125	15,083,167	16,871,164	15,853,263	33,137,289	30,936,430
Net position, June 30	\$17,174,977	\$15,418,801	\$ 18,977,769	\$17,204,514	\$ 36,152,746	\$ 32,623,315

Governmental activities - Governmental activities increased the Town's net position by \$908,852. Key elements of this increase are as follows:

- Sales tax collected was higher than previous years.

Business-type activities - Business-type activities increased the Town of Beech Mountain's net position by \$2,106,605. Key elements of this are as follows:

- Revenues from charges for service were more than budgeted in both enterprise funds due to preemptive saving for the new Water Treatment Plant Project.
- Actual capital expenditures less than budgeted.

Financial Analysis of the Town's Funds

As noted earlier, the Town of Beech Mountain uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – The focus of the Town of Beech Mountain's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Beech Mountain's financing requirements.

The general fund is the chief operating fund of the Town of Beech Mountain. At the end of the current fiscal year, the Town of Beech Mountain's fund balance available in the General Fund was \$6,567,212, while total fund balance reached \$7,963,438. The Town currently has an available fund balance of 60.4 percent of general fund expenditures.

At June 30, 2024, the governmental funds of the Town of Beech Mountain reported a combined fund balance of \$8,257,435, with a net decrease in fund balance of \$567,423. Included in this change in fund balance are increases/(decreases) in fund balance in both the General, Capital Project, and Special Revenue Funds.

General Fund Budgetary Highlights - During the fiscal year, the Town did revise the budget on several occasions. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as Federal and State grants; and 3) increases in appropriations that became necessary to maintain services.

Proprietary Funds - The Town's proprietary funds provide the same type of information found in the government-wide statements but in more detail. Unrestricted net position of the Water and Sewer Fund at the end of the fiscal year amounted to \$2,987,683 and \$373,018 for the Sanitation Fund. The total growth in net position for both funds was \$2,330,278 and (\$223,673) respectively. Other factors concerning the finances of these two funds have already been addressed in the discussion of the Town's business-type activities.

Capital Asset and Debt Administration

Capital assets – The Town of Beech Mountain's investment in capital assets for its governmental and business-type activities as of June 30, 2024, totals \$40,006,926 (net of accumulated depreciation). These assets include buildings, land, machinery and equipment, vehicles, infrastructure, water facilities, and sewer facilities.

Major capital asset transactions during the year include the following:

- Continued renovations of Town Hall
- Continued water and sewer projects
- Equipment for Sanitation
- New vehicle, Oz lift station and equipment in water and sewer
- 2 police vehicles, a freightliner, and various equipment in the general fund
- The Town entered into a thirty-year lease for land.

Town of Beech Mountain's Capital Assets

Figure 4
(net of depreciation)

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 1,042,736	\$ 1,042,736	\$ 765	\$ 765	\$ 1,043,501	\$ 1,043,501
Construction in progress	1,936,200	330,620	4,062,754	977,866	5,998,954	1,308,486
Infrastructure	2,653,355	2,653,355	-	-	2,653,355	2,653,355
Buildings and systems	7,975,196	7,975,196	1,925,543	1,925,543	9,900,739	9,900,739
Improvements	3,014,164	3,257,222	4,794	122,888	3,018,958	3,380,110
Vehicles	3,312,663	3,514,547	1,391,850	1,694,728	4,704,513	5,209,275
Machinery and equipment	3,216,003	3,773,487	981,266	1,054,898	4,197,269	4,828,385
Right-to-use assets	1,119,512	-	-	-	1,119,512	-
Water facilities	-	-	17,757,691	17,757,691	17,757,691	17,757,691
Sewer facilities	-	-	10,438,854	10,361,207	10,438,854	10,361,207
Total	24,269,829	22,547,163	36,563,517	33,895,586	60,833,346	56,442,749
Less accumulated depreciation	(9,719,160)	(10,259,177)	(11,107,260)	(10,745,453)	(20,826,420)	(21,004,630)
Net capital assets	<u>\$14,550,669</u>	<u>\$12,287,986</u>	<u>\$ 25,456,257</u>	<u>\$23,150,133</u>	<u>\$ 40,006,926</u>	<u>\$ 35,438,119</u>

Additional information on the Town's capital assets can be found in note 3 of the Basic Financial Statements.

Town of Beech Mountain's Outstanding Debt – As of June 30, 2024, the Town of Beech Mountain entered into a new lease for land and an IT subscription agreement in the general fund. The water and sewer drew down loan proceeds totaling \$526,036 for a sewer project.

North Carolina general statutes limit the amount of general obligation debt that a unit of government can issue to 8 percent of the total assessed value of taxable property located within that government's boundaries. The legal debt margin for the Town of Beech Mountain is \$77,183,296. The Town has \$0 in bonds authorized but unissued at June 30, 2024.

	Governmental		Business-Type		Total	
	Activities		Activities			
	2024	2023	2024	2023	2024	2023
Net pension liability (LGRS)	\$ 2,215,015	\$ 2,394,176	\$ 708,548	\$ 170,417	\$ 2,923,563	\$ 2,564,593
Total pension liability (LEOSSA)	339,069	363,944	-	-	339,069	363,944
Compensated absences	205,477	186,317	39,702	36,510	245,179	222,827
Right to use IT subscriptions	157,961	-	-	-	157,961	-
Right to use lease of land	867,428	-	-	-	867,428	-
State revolving loan	-	-	945,451	419,415	945,451	419,415
Revenue bonds	-	-	3,383,865	3,449,865	3,383,865	3,449,865
Installment purchases	3,495,244	3,815,526	5,509,873	5,985,431	9,005,117	9,800,957
Total	<u>\$ 7,280,194</u>	<u>\$ 6,759,963</u>	<u>\$ 10,587,439</u>	<u>\$10,061,638</u>	<u>\$ 17,867,633</u>	<u>\$ 16,821,601</u>

Additional information regarding the Town of Beech Mountain's long-term debt can be found in note 3 of this report.

Economic Factors and Next Year's Budgets and Rates

The following key economic indicators reflect the growth and prosperity of the Town.

- The beauty, climate and ski resort of Beech Mountain enhances the thriving tourist industry. Beech Mountain has a permanent population of 700 but swells to approximately 20,000 during peak winter periods and 5,000 during peak summer periods. There are over 2,350 homes, nearly fifty percent are used in the short-term rental market. In addition to the Beech Mountain Ski Resort, the Beech Mountain Club offers its members and guests an 18- hole golf course, swimming pool, and tennis courts. The Town of Beech Mountain also offers a sledding hill, tennis courts, playground equipment, a paved walking area, picnic shelter, overnight tent camping and an indoor recreation center which opened in the spring of 2006. There are also numerous hiking trails on Beech Mountain, all of which make Beech Mountain a premier visitor destination.

Budget Highlights for the Fiscal Year Ending June 30, 2025

Governmental activities – Total budgeted general fund revenues are expected to slightly decrease for 2024/2025.

The ad valorem property tax rate will remain the same at .65 cents on each hundred dollars assessed.

Local sales tax funds are expected to increase. The Town will finish the Town Hall renovation.

Business-type activities – The budgeted expenditures for the water and sewer fund are expected to increase for 2024/2025.

The Town is continuing construction of various water and sewer projects.

The Water and Sewer metered sales are expected to increase from the prior year.

Requests for Information

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Finance Officer, 403 Beech Mountain Parkway, Beech Mountain, NC 28604. The Town Hall telephone number is (828) 387-4236.

**Town of Beech Mountain
Statement of Net Position
6/30/2024**

	Primary Government			Beech Mountain Tourism Development Authority
	Governmental Activities	Business-type Activities	Total	
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 7,668,740	\$ 1,321,689	\$ 8,990,429	\$ 1,923,889
Taxes receivables (net)	218,688	-	218,688	-
Accrued interest receivable on taxes	43,659	-	43,659	-
Accounts receivable (net)	89,486	337,338	426,824	-
Due from other governments	700,832	2,904,913	3,605,745	81,769
Inventories	35,310	-	35,310	-
Prepaid expenses	5,410	2,210	7,620	-
Restricted cash and cash equivalents	327,888	323,428	651,316	-
Total current assets	<u>9,090,013</u>	<u>4,889,578</u>	<u>13,979,591</u>	<u>2,005,658</u>
Non-current assets:				
Capital assets (Note 3):				
Right-to-use lease assets	859,137	-	859,137	-
Right-to-use subscription assets	210,539	-	210,539	-
Land, non-depreciable improvements, and construction in progress	2,978,936	4,063,519	7,042,455	-
Other capital assets, net of depreciation	10,502,057	21,392,738	31,894,795	-
Total capital assets	<u>14,550,669</u>	<u>25,456,257</u>	<u>40,006,926</u>	<u>-</u>
Total assets	<u>23,640,682</u>	<u>30,345,835</u>	<u>53,986,517</u>	<u>2,005,658</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pension deferrals	1,498,354	450,723	1,949,077	-
Total deferred outflows of resources	<u>1,498,354</u>	<u>450,723</u>	<u>1,949,077</u>	<u>-</u>
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	454,120	909,934	1,364,054	14,948
Due to component unit	81,769	-	81,769	-
Payable from restricted assets	-	313,842	313,842	-
Accrued interest	7,613	-	7,613	-
Current portion of long-term liabilities	393,717	466,980	860,697	-
Total current liabilities	<u>937,219</u>	<u>1,690,756</u>	<u>2,627,975</u>	<u>14,948</u>
Long-term liabilities:				
Net pension liability	2,215,015	708,548	2,923,563	-
Total pension liability	339,069	-	339,069	-
Due in more than one year	4,332,393	9,411,911	13,744,304	-
Total liabilities	<u>7,823,696</u>	<u>11,811,215</u>	<u>19,295,842</u>	<u>14,948</u>
DEFERRED INFLOWS OF RESOURCES				
Pension deferrals	106,021	7,574	113,595	-
Unearned recreation fees	1,284	-	1,284	-
Prepaid taxes	33,058	-	33,058	-
Total deferred inflows of resources	<u>140,363</u>	<u>7,574</u>	<u>147,937</u>	<u>-</u>
NET POSITION				
Net investment in capital assets	10,030,036	15,617,068	25,647,104	-
Restricted for:				
Uninsured benefits	40,000	-	40,000	-
Public safety	326,006	-	326,006	-
Stabilization of State Statute	785,016	-	785,016	81,769
Tourism promotion	-	-	-	1,908,941
Unrestricted	5,993,919	3,360,701	9,354,620	-
Total net position	<u>\$ 17,174,977</u>	<u>\$ 18,977,769</u>	<u>\$ 36,152,746</u>	<u>\$ 1,990,710</u>

Town of Beech Mountain
Statement of Activities
For the year ended June 30, 2024

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Primary Government		Beech Mountain Tourism Development Authority
				Capital Grants and Contributions	Governmental Activities	Business-type Activities
Primary government:						
Governmental Activities:						
General government	\$ 2,865,267	\$ 42,828	\$ -	\$ -	(2,822,439)	\$ (2,822,439)
Public safety	3,044,942	131,398	50,161	-	(2,863,383)	(2,863,383)
Transportation	3,772,807	-	137,839	-	(3,634,968)	-
Cultural and recreation	1,255,147	91,921	422,003	-	(741,223)	(741,223)
Interest on long-term debt	142,527	-	-	-	(142,527)	-
Total governmental activities	11,080,690	266,147	610,003	-	(10,204,540)	(10,204,540)
Business-type activities:						
Water and sewer	3,525,553	4,044,845	-	1,747,028	-	2,266,320
Sanitation	961,667	794,973	-	-	(166,694)	(166,694)
Total business-type activities	4,487,220	4,839,818	-	1,747,028	-	2,099,626
Total primary government	\$ 15,567,910	\$ 5,105,965	\$ 610,003	\$ 1,747,028	\$ (10,204,540)	\$ (8,104,914)
Component unit:						
Tourism Development Authority	\$ 1,031,308	\$ -	\$ -	\$ -	\$ -	\$ (1,031,308)
Total component unit	\$ 1,031,308	\$ -	\$ -	\$ -	\$ -	\$ (1,031,308)
General revenues:						
Taxes:						
Property taxes, levied for general purpose		\$		\$ 6,677,573	\$	\$ 6,677,573
Other taxes				3,689,953	-	3,689,953
Unrestricted investment earnings				498,405	79,690	578,095
Gain (loss) on sale of fixed assets				33,047	(72,711)	(39,664)
Miscellaneous				214,413	-	214,413
Total general revenues				11,113,391	6,979	11,120,370
Change in net position				908,851	2,106,605	3,015,456
Net position, beginning before restated				15,418,802	17,204,514	32,623,316
Prior period adjustment				847,324	(333,350)	513,974
Net position, beginning, restated				16,266,126	16,871,164	33,137,290
Net position, ending				\$ 17,174,977	\$ 18,977,769	\$ 36,152,746

**Town of Beech Mountain
Balance Sheet
Governmental Funds
June 30, 2024**

	Major Funds		Nonmajor	Total
	General	Capital Project Fund Town Hall	Other Governmental Funds	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 7,668,740	\$ -	\$ -	\$ 7,668,740
Receivables, net:				
Taxes	218,688	-	-	218,688
Accounts	89,486	-	-	89,486
Due from other governments	695,530	1,122	4,180	700,832
Prepaid expenses	5,410	-	-	5,410
Inventories	35,310	-	-	35,310
Restricted cash and cash equivalents	-	-	327,888	327,888
Total assets	<u>8,713,164</u>	<u>1,122</u>	<u>332,068</u>	<u>9,046,354</u>
LIABILITIES				
Liabilities:				
Accounts payable and accrued liabilities	414,927	37,311	1,882	454,120
Due to component unit	81,769	-	-	81,769
Total liabilities	<u>496,696</u>	<u>37,311</u>	<u>1,882</u>	<u>535,889</u>
DEFERRED INFLOWS OF RESOURCES				
Property taxes receivable	218,688	-	-	218,688
Unearned recreation fees	1,284	-	-	1,284
Prepaid taxes	33,058	-	-	33,058
Total deferred inflows of resources	<u>253,030</u>	<u>-</u>	<u>-</u>	<u>253,030</u>
FUND BALANCES				
Nonspendable				
Inventories	35,310	-	-	35,310
Prepaid expenses	5,410	-	-	5,410
Restricted				
Stabilization of State Statute	785,016	-	4,180	789,196
Public safety	-	-	326,006	326,006
Uninsured claims	40,000	-	-	40,000
Assigned				
Subsequent years expenditures	530,490	-	-	530,490
Unassigned	6,567,212	(36,189)	-	6,531,023
Total fund balances	<u>7,963,438</u>	<u>(36,189)</u>	<u>330,186</u>	<u>8,257,435</u>
Total liabilities, deferred inflows of resources and fund balances	\$ <u>8,713,164</u>	\$ <u>1,122</u>	\$ <u>332,068</u>	
Amounts reported for governmental activities in the Statement of Net Position (Exhibit 1) are different because:				
Total Fund Balance, Governmental Funds				
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.				
Gross capital assets at historical cost	\$ 24,269,829			
Accumulated depreciation and amortization	(9,719,160)			14,550,669
Other long-term assets (accrued interest receivable from taxes) are not available to pay for current period expenditures and therefore are inflows of resources in the funds.				
				43,659
Accrued interest on debt				(7,613)
Deferred outflows of resources related to pensions are not reported in the funds				
Liabilities for earned revenue considered deferred				1,498,354
Long-term liabilities used in governmental activities are not financial uses and therefore are not reported in the funds.				
Net Pension liability				(2,215,015)
Total Pension liability				(339,069)
Deferred inflows of resources related to pensions are not reported in the funds				
Gross long-term debt				(106,021)
Gross long-term debt				(4,726,110)
Net position of governmental activities			\$	<u>17,174,977</u>

Town of Beech Mountain
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
For the year ended June 30, 2024

	Major Funds		Nonmajor	
	General Fund	Capital Project Fund Town Hall	Other Governmental Funds	Total Governmental Funds
REVENUES				
Ad valorem taxes	\$ 6,599,021	\$ -	\$ -	\$ 6,599,021
Other taxes and licenses	134,311	-	-	134,311
Unrestricted intergovernmental	3,555,642	-	-	3,555,642
Restricted intergovernmental	137,839	-	50,161	188,000
Permits and fees	131,398	-	-	131,398
Sales and services	134,748	-	-	134,748
Investment earnings	494,335	-	4,070	498,405
Miscellaneous	630,066	-	5,483	635,549
Total revenues	<u>11,817,360</u>	<u>-</u>	<u>59,714</u>	<u>11,877,074</u>
EXPENDITURES				
Current:				
General government	2,916,124	1,605,575	-	4,521,699
Public safety	2,849,889	-	47,232	2,897,121
Transportation	4,436,278	-	-	4,436,278
Cultural and recreation	1,197,397	-	-	1,197,397
Debt service:				
Principal retirement	414,405	-	-	414,405
Interest and other charges	134,914	-	-	134,914
Total expenditures	<u>11,949,007</u>	<u>1,605,575</u>	<u>47,232</u>	<u>13,601,814</u>
Excess (deficiency) of revenues over expenditures	<u>(131,647)</u>	<u>(1,605,575)</u>	<u>12,482</u>	<u>(1,724,740)</u>
OTHER FINANCING SOURCES (USES)				
Gain (loss) from sale of fixed assets	37,805	-	-	37,805
Lease proceeds	881,166	-	-	881,166
Subscription agreement proceeds	238,346	-	-	238,346
Transfer to Capital Project - Town Hall	(985,152)	-	-	(985,152)
Transfer from General Fund	-	985,152	-	985,152
Transfer to General Fund	-	-	(103,258)	(103,258)
Transfer from ARP Fund	103,258	-	-	103,258
Total other financing sources (uses)	<u>275,423</u>	<u>985,152</u>	<u>(103,258)</u>	<u>1,157,317</u>
Net change in fund balance	<u>143,776</u>	<u>(620,423)</u>	<u>(90,776)</u>	<u>(567,423)</u>
Fund balances, beginning, before restatement	7,744,662	584,234	421,324	8,750,220
Prior period adjustment	75,000	-	(362)	74,638
Fund balances, beginning, restated	7,819,662	584,234	420,962	8,824,858
Fund balances, ending	<u>\$ 7,963,438</u>	<u>\$ (36,189)</u>	<u>\$ 330,186</u>	<u>\$ 8,257,435</u>

Exhibit 4

**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance to the Statement
of Activities
Governmental Funds
For the year ended June 30, 2024**

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$	(567,423)
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Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceed depreciation in the current period.

Capital outlay expenditures which were capitalized	3,309,217	
Depreciation expense for governmental assets	<u>(1,041,775)</u>	2,267,442
Sale of assets not fully depreciated		(4,759)

Contributions to the pension plan in the current fiscal year are not included in the Statement of Activities	553,501
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Change in unavailable revenue for tax revenues	35,762
Change in accrued interest receivable on taxes	43,659

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. The amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal payments on long-term debt	414,405	
New long-term debt issued	(1,119,512)	
Accrued interest payable		(7,613)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Pension expense	(687,451)	
Compensated absences	<u>(19,160)</u>	

Net position of governmental activities	\$	<u>908,851</u>
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Town of Beech Mountain
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
General Fund and Annually Budgeted Major Special Revenue Fund
For the Year Ended June 30, 2024

	General Fund			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues:				
Ad valorem taxes	\$ 6,527,843	6,588,843	6,599,021	\$ 10,178
Other taxes and licenses	100,000	127,000	134,311	7,311
Unrestricted intergovernmental	2,318,450	3,056,520	3,555,642	499,122
Restricted intergovernmental	462,500	125,500	137,839	12,339
Permits and fees	66,200	66,200	131,398	65,198
Sales and services	103,500	107,500	134,748	27,248
Investment earnings	10,000	442,200	494,335	52,135
Miscellaneous	236,500	800,700	630,066	(170,634)
Total revenues	9,824,993	11,314,463	11,817,360	502,897
Expenditures:				
Current:				
General government	3,110,188	3,596,802	2,916,124	680,678
Public safety	2,937,235	3,102,436	2,849,889	252,547
Transportation	3,096,884	3,711,455	4,436,278	(724,823)
Cultural and recreation	950,705	1,308,904	1,197,397	111,507
Debt service:				
Principal retirement	359,763	416,391	414,405	1,986
Interest and other charges	110,066	133,823	134,914	(1,091)
Total expenditures	10,564,841	12,269,811	11,949,007	320,804
Revenues over (under) expenditures	(739,848)	(955,348)	(131,647)	823,701
Other financing sources (uses):				
Gain (loss) sale of fixed assets	-	25,000	37,805	12,805
Lease proceeds	-	-	881,166	881,166
Subscription agreement proceeds	-	-	238,346	238,346
Transfer to Capital Project - Town Hall	(985,152)	(985,152)	(985,152)	-
Installment loan proceeds	550,000	550,000	-	(550,000)
Transfer from ARP Fund	-	-	103,258	103,258
Total other financing sources (uses)	(435,152)	(410,152)	275,423	685,575
Fund balance appropriated	1,175,000	1,365,500	-	(1,365,500)
Net change in fund balance	\$ -	\$ -	143,776	\$ 143,776
Fund balances, beginning, before restatement			7,744,662	
Prior period adjustment			75,000	
Fund balances, beginning, restated			7,819,662	
Fund balances, ending			\$ 7,963,438	

**Town of Beech Mountain
Statement of Fund Net Position
Proprietary Funds
June 30, 2024**

	Major Enterprise Funds		
	Sanitation	Water and Sewer Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 434,071	\$ 887,618	\$ 1,321,689
Restricted cash and cash equivalents	-	323,428	323,428
Accounts receivable (net)	65,189	272,149	337,338
Prepaid expenses	-	2,210	2,210
Due from other governments	-	2,904,913	2,904,913
Total current assets	<u>499,260</u>	<u>4,390,318</u>	<u>4,889,578</u>
Noncurrent assets:			
Capital assets:			
Land and construction in progress	-	4,063,519	4,063,519
Other capital assets, net of depreciation	775,927	20,616,811	21,392,738
Capital assets	<u>775,927</u>	<u>24,680,330</u>	<u>25,456,257</u>
Total noncurrent assets	<u>775,927</u>	<u>24,680,330</u>	<u>25,456,257</u>
Total assets	<u>1,275,187</u>	<u>29,070,648</u>	<u>30,345,835</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension deferrals	179,748	270,975	450,723
Total deferred outflows of resources	<u>179,748</u>	<u>270,975</u>	<u>450,723</u>
LIABILITIES			
Current liabilities:			
Accounts payable and accrued liabilities	6,730	903,204	909,934
Liabilities payable from restricted assets	-	313,842	313,842
Long-term debt, current	13,671	453,309	466,980
Total current liabilities	<u>20,401</u>	<u>1,670,355</u>	<u>1,690,756</u>
Noncurrent liabilities:			
Net pension liability	282,569	425,979	708,548
Long-term debt, noncurrent	683,654	8,728,257	9,411,911
Total noncurrent liabilities	<u>966,223</u>	<u>9,154,236</u>	<u>10,120,459</u>
Total liabilities	<u>986,624</u>	<u>10,824,591</u>	<u>11,811,215</u>
DEFERRED INFLOWS OF RESOURCES			
Pension deferrals	3,020	4,554	7,574
NET POSITION			
Net investment in capital assets	92,273	15,524,795	15,617,068
Unrestricted	373,018	2,987,683	3,360,701
Total net position	<u>\$ 465,291</u>	<u>\$ 18,512,478</u>	<u>\$ 18,977,769</u>

Town of Beech Mountain
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2024

	Major Enterprise Funds		
	Sanitation Fund	Water and Sewer Fund	Total
OPERATING REVENUES			
Charges for services	\$ 790,999	\$ 3,555,612	\$ 4,346,611
Recycling revenue	3,974	-	3,974
Water and sewer tap fees	-	111,000	111,000
Availability fees	-	315,569	315,569
Other operating revenues	-	62,664	62,664
Total operating revenues	<u>794,973</u>	<u>4,044,845</u>	<u>4,839,818</u>
OPERATING EXPENSES			
Administration	-	484,941	484,941
Water treatment and distribution	-	1,300,197	1,300,197
Waste collection and treatment	-	523,520	523,520
Taps and systems maintenance	-	236,964	236,964
Sanitation	823,707	-	823,707
Depreciation	121,013	757,349	878,362
Total operating expenses	<u>944,720</u>	<u>3,302,971</u>	<u>4,247,691</u>
Operating income (loss)	<u>(149,747)</u>	<u>741,874</u>	<u>592,127</u>
NONOPERATING REVENUES (EXPENSES)			
Investment earnings	12,363	67,327	79,690
Restricted intergovernmental	-	1,747,028	1,747,028
Gain (loss) on fixed assets	(69,342)	(3,369)	(72,711)
Interest and other charges	(16,947)	(222,582)	(239,529)
Total nonoperating revenues (expenses)	<u>(73,926)</u>	<u>1,588,404</u>	<u>1,514,478</u>
Change in net position	(223,673)	2,330,278	2,106,605
Total net position, beginning	<u>602,899</u>	<u>16,601,615</u>	<u>17,204,514</u>
Prior period adjustment	86,065	(419,415)	(333,350)
	<u>688,964</u>	<u>16,182,200</u>	<u>16,871,164</u>
Total net position, ending	<u>\$ 465,291</u>	<u>\$ 18,512,478</u>	<u>\$ 18,977,769</u>

**Town of Beech Mountain
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2024**

	Major Enterprise Funds		
	Sanitation Fund	Water and Sewer Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	\$ 783,880	\$ 3,948,473	\$ 4,732,353
Cash paid for goods and services	(138,420)	(1,559,957)	(1,698,377)
Cash paid to or on behalf of employees for services	(594,563)	(857,250)	(1,451,813)
Customer deposits (net)	-	29,600	29,600
Net cash provided (used) by operating activities	50,897	1,560,866	1,611,763
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(7,082)	(2,405,938)	(2,413,020)
Proceeds from sale of fixed assets	5,075	-	5,075
Principal paid on bonds and notes	(91,149)	(450,409)	(541,558)
Interest paid on bonds and notes	(16,947)	(222,582)	(239,529)
Net cash provided (used) by capital and related financing activities	(110,103)	(3,078,929)	(3,189,032)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Restricted intergovernmental revenues	-	114,208	114,208
Net cash provided (used) by noncapital financing activities	-	114,208	114,208
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest and dividends	12,363	67,327	79,690
Net cash provided (used) by investing activities	12,363	67,327	79,690
Net increase (decrease) in cash and cash equivalents	(46,843)	(1,336,528)	(1,497,579)
Balances, beginning	480,914	2,547,574	3,028,488
Balances, ending	\$ 434,071	\$ 1,211,046	\$ 1,645,117
Reconciliation of operating income to net cash provided by operating activities			
Operating income	\$ (149,747)	\$ 741,874	\$ 592,127
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	121,013	757,349	878,362
Changes in assets, deferred outflows of resources, and liabilities:			
(Increase) decrease in accounts receivable	(11,092)	(27,720)	(38,812)
(Increase) decrease in prepaid expenses	-	4,130	4,130
(Increase) decrease in due from other governments	-	(68,652)	(68,652)
Increase (decrease) in accounts payable and accrued liabilities	601	(15,679)	(15,078)
Increase (decrease) in liabilities payable from restricted assets	-	29,600	29,600
(Increase) decrease in deferred outflows of resources - pension deferrals	(118,734)	(195,642)	
Increase (decrease) in net pension liability	206,309	331,822	538,131
Increase (decrease) in deferred inflows of resources - pension deferrals	1,035	2,104	3,139
Increase (decrease) in compensated absences	1,512	1,680	3,192
Total adjustments	200,644	818,992	1,019,636
Net cash provided by operating activities	\$ 50,897	\$ 1,560,866	\$ 1,611,763

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Note I- Summary of Significant Accounting Policies

The accounting policies of the Town of Beech Mountain and its discretely presented component unit conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

A. Reporting Entity

The Town of Beech Mountain is a municipal corporation that is governed by a five-member council, one of whom is appointed as mayor. As required by generally accepted accounting principles, these financial statements present the Town and its component unit, a legally separate entity for which the Town is financially accountable. The discretely presented component unit presented below is reported in a separate column in the Town's financial statements in order to emphasize that it is legally separate from the Town.

Beech Mountain Tourism Development Authority / (Authority)

The members of the Authority's governing board are appointed by the Town. The Authority which has a June 30 year-end is presented as if it were a government fund (discrete presentation). Complete financial statements for the Authority may be obtained from the entity's administrative offices at Beech Mountain Tourism Development Authority, 403 Beech Mountain Parkway, Beech Mountain, NC 28604.

B. Basis of Presentation

Government-wide Statements: The statements of net position and the statement of activities display information about the primary government and its component unit. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the *governmental* and *business-type activities* of the Town. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the Town and for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the Town's funds. Separate statements for each fund category-*governmental* and *proprietary*-are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as non-major funds.

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principle activity of fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies, result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investment earnings.

The Town reports the following major governmental funds:

General Fund: The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, State grants, and various other taxes and licenses. The primary expenditures are for public safety and street maintenance and construction.

Town Hall Capital Project Fund: This fund is used to account for the renovation of Town Hall.

The Town reports the following non-major governmental funds:

American Rescue Plan Special Revenue Fund: This fund is used to account for police revenues for special projects.

Special Police Revenue Fund: This fund is used to account for police revenues for special projects.

Emergency Telephone System Special Revenue Fund: This fund is used to account for 911 revenues received by the State 911 Board to enhance the State's 911 system.

The Town reports the following major enterprise funds:

Sanitation Fund: This fund is used to account for the Town's sanitation operations.

Water and Sewer Fund: This fund is used to account for the Town's water and sewer operations.

C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

Government-wide and Proprietary Fund Financial Statements: The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide and proprietary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes.

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town enterprise funds are charges to customers for sales and services. The Town also recognizes as operating revenue the portion of tap fees intended to cover the cost of connecting new customers to the water and sewer system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Governmental Fund Financial Statements: Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable for property other than motor vehicles are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2013 and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as utilities franchise tax, collected and held by the State at year-end on behalf of the Town, are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Beech Mountain because the tax is levied by Watauga and Avery County and then remitted to and distributed by the State. Intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. Under the terms of grant agreements, the Town funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there is both restricted and unrestricted net positions available to finance the program. It is the Town's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then by general revenues.

D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund, the Emergency Telephone Special Revenue Fund and the Enterprise Funds. All annual appropriations lapse at the fiscal-year end. Project ordinances are adopted for the Capital Projects Funds. The enterprise fund capital projects are consolidated with their respective operating fund for reporting purposes. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the functional level for all annually budgeted funds and at the object level for the multi-year funds. All

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

amendments must be approved by the governing board and the Board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Fund Equity

1. Deposits and Investments

All deposits of the Town and the Authority are made in board-designated official depositories and are secured as State law [G.S. 159-31]. The Town may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town and the Authority may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)(8)] authorizes the Town and the Authority to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States, obligations of the State of North Carolina, bonds and notes of any North Carolina local government or public authority, obligations of certain non-guaranteed federal agencies, certain high-quality issues of commercial paper and bankers' acceptances, and the North Carolina Capital Management Trust (NCCMT). The Town's and Authority's investments are reported at fair value as determined by quoted prices. Non-participating interest earning investment contracts are accounted for at cost. The NCCMT Government Portfolio, a SEC-registered (2a-7) government money market fund, is measured at fair value. Because the NCCMT Government Portfolio has a weighted average maturity of less than 90 days, it is presented as an investment with a maturity of less than 6 months.

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents. The Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash and cash equivalents.

3. Restricted Assets

Customer deposits held by the Town before any services are supplied are restricted to the service for which the deposit was collected. Police special revenue funds are restricted for public safety activities. Emergency Telephone Systems funds are restricted per NC General Statute 62A-46.

Restricted cash as of June 30, 2024 consisted of:

Government Activities

Police Special Revenue Fund	\$ 59,499
Emergency Telephone Special Revenue Fund	268,389
Total restricted cash	<u><u>\$ 327,888</u></u>

Business-Type Activities

Customer deposits	\$ 313,842
Capital project	9,586
Total restricted cash	<u><u>\$ 323,428</u></u>

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

4. Ad Valorem Taxes Receivable

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6th. These taxes are based on the assessed values as of January 1, 2023.

5. Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years.

6. Inventory and Prepaid Items

The inventories of the Town are valued at cost (first-in, first-out), which approximates market. The Town's General Fund inventory consists of gasoline and diesel fuel that are recorded as expenditures as used rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and expensed as the items are used.

7. Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than a certain cost and an estimated useful life in excess of two years. Minimum capitalization costs are as follows: land, \$1; buildings, improvements, infrastructure, furniture, equipment, vehicles and motorized equipment, and computer software, \$5,000. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets received prior to June 15, 2015 are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 15, 2015 are recorded at acquisition value. All other purchased or constructed capital assets are reported at cost or estimated historical cost. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Infrastructure	20
Buildings	40
Improvements	40
Vehicles	5
Furniture and equipment	7
Computer equipment	5
Computer software	5

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

8. Right to use assets

The Town's capital assets also include certain right to use assets. These right to use assets arise in association with agreements where the Town reports a lease (only applies when the Town is the lessee) or agreements where the Town reports an Information Technology (IT) Subscription in accordance with the requirements of GASB 87 and GASB 96, respectively.

The right to use lease assets are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made at or prior to the start of the lease term, less lease incentives received from the lessor at or prior to the start of the lease term, and plus ancillary charges necessary to place the lease asset into service. The right to use lease assets are amortized on a straight-line basis over the life of the related lease.

The right to use IT subscription assets are initially measured at an amount equal to the initial measurement of the subscription liability plus any subscription payments made at the start of the subscription term, if applicable, plus capitalizable initial implementation costs at the start of the subscription term, less any incentives received from the IT subscription vendor at the start of the subscription term. Subscription payments, as well as payments for capitalizable implementation costs made before the start of the subscription term should be reported as a prepayment (asset). Such prepayments should be reduced by any incentives received from the same vendor before the start of the subscription term if a right of offset exists. The net amount of the prepayments and incentives should be reported as an asset or liability, as appropriate, before the start of the subscription term at which time the amount should be included in the initial measurement of the subscription asset. The right to use subscription assets should be amortized on a straight-line basis over the subscription term.

9. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to future period and so will not be recognized as an expense or expenditure until then. The Town has one item that meets this criterion, pension deferrals made in the 2024 fiscal year. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Town has several items that meet the criterion for this category- property taxes receivable, unearned recreation fees, prepaid taxes, and pension deferrals.

10. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discount. Bond issuance costs, except for prepaid insurance costs, are expensed in the reporting period in which they are incurred. Prepaid insurance costs are expensed over the life of the debt.

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

In fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

11. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to thirty days earned vacation leave with such leave being fully vested when earned. For the Town's government-wide and proprietary funds, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town does not have any obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

12. Defined Benefit Cost-Sharing Plan

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. Town of Beech Mountain's employer contributions are recognized when due and the Town of Beech Mountain has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

13. Net Position/Fund Balances

Net Position

Net position in government-wide and proprietary fund financial statements are classified as net investment in capital assets, restricted, and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statutes.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Nonspendable Fund Balance: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Inventories – portion of fund balance that is not an available resource because it represents the year-end balance of ending inventories, which are not expendable resources.

Prepaid expenses – portion of fund balance that is not an available resource because it represents prepaid items, which are not spendable resources.

Restricted Fund Balance: This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by State Statute – North Carolina G.S. 159-8 prohibits units of government from budgeting or spending a portion of their fund balance. This is one of several statutes enacted by the North Carolina State Legislature in the 1930's that were designed to improve and maintain the fiscal health of local government units. Restricted by State statute (RSS), is calculated at the end of each fiscal year for all annually budgeted funds. The calculation in G.S. 159-8(a) provides a formula for determining what portion of fund balance is available for appropriation. The amount of fund balance not available for appropriation is what is known as "restricted by State statute". *Appropriated fund balance in any fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year next preceding the budget.* Per GASB guidance, RSS is considered a resource upon which a restriction is "imposed by law through constitutional provisions or enabling legislation." RSS is reduced by inventories and prepaids as they are classified as nonspendable. Outstanding Encumbrances are included within RSS. RSS is included as a component of Restricted Net position and Restricted fund balance on the face of the balance sheet.

Restricted for Public Safety – portion of fund balance that is restricted by revenue source for certain emergency telephone system expenditures.

Restricted for uninsured claims – portion of fund balance that is set aside to cover uninsured claims of employees.

Committed Fund Balance: portion of fund balance that can only be used for specific purposes imposed by a majority vote of the Town's governing body (highest level of decision-making authority). The governing body can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned Fund Balance: portion of fund balance that Town of Beech Mountain intends to use for specific purposes.

Subsequent years expenditures – portion of fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation.

Unassigned Fund Balance: portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds.

The Town has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Finance Officer will use resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-town funds, and county funds. For purposes of fund balance

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

classification expenditures are to be spent from restricted fund balance first, followed in order by committed fund balance, assigned fund balance, and lastly unassigned fund balance. The Finance Officer has the authority to deviate from this policy if it's in the best interest of the Town.

The Town of Beech Mountain has also adopted a minimum fund balance policy for the general fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 10% of budgeted expenditures. Any portion of the general fund balance in excess of 10% of budgeted expenditures may be appropriated for one-time expenditures and may not be used for any purpose that would obligate the Town in a future budget.

Note II–Stewardship, Compliance and Accountability

Noncompliance with North Carolina General Statutes

Excess of Expenditures over Appropriations

For the fiscal year ended June 30, 2024, the expenditures made in the Town's General Fund exceeded the authorized appropriations made by the governing Board for expenditures for Transportation by \$724,823. The over-expenditure occurred due to the addition of a new lease for property and the Board not budgeting funds to cover the implementation of the new lease. The lease expenditure was offset by lease proceeds.

Note III– Detail Notes on All Funds

A. Assets

1. Deposits

All the deposits of the Town and TDA are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits exceeding the federal depository insurance coverage level are collateralized with securities held by the Town's or TDA's agents in the units' name. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town and TDA, these deposits are considered to be held by the Town's and TDA's agents in their names. The amount of the pledged collateral is based on an approved averaging method for non-interest-bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town and TDA or with the escrow agent. Because of the inability to measure the exact amount of collateral pledged for the Town and TDA under the Pooling Method, the potential exists for under collateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town and TDA has no policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town and TDA complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured.

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

At June 30, 2024, the Town's deposits had a carrying amount of \$686,719 and a bank balance of \$1,036,829. Of the bank balance, \$250,000 was covered by the federal depository insurance, and the remainder was covered by collateral held under the pooling method.

At June 30, 2024, the Town's petty cash fund totaled \$250.

At June 30, 2024, the Authority's deposits had a carrying amount of \$34,342 and a bank balance of \$84,101. All of the bank balance was covered by federal depository insurance.

2. Investments

At June 30, 2024, the Town had the following investments and maturities:

Investment Type	Valuation Measurement Method	Book Value at	
		6/30/24	Less than 6 months
NC Capital Management Trust – Government Portfolio	Amortized Cost	\$ 8,840,894	\$ 8,840,894
Certificates of deposit	Cost	113,882	113,882
Total		<u>\$ 8,954,776</u>	<u>\$ 113,882</u>

All investments are measured using the market approach; using prices and other relevant information generated by market transactions involving identical or comparable assets or a group of assets.

Level of fair value hierarchy: Level 1: Debt securities valued using directly observable, quoted prices (unadjusted) in active markets for identical assets. Level 2 debt securities are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' benchmark quoted prices.

Interest Rate Risk. The Town has no formal investment policy regarding interest rate risk. The Town does not have a formal investment policy. However, the Town's internal management policy requires purchases of securities to be laddered with staggered maturity dates and limits all securities to a final maturity of no more than two years.

Credit Risk. The Town has no formal policy regarding credit risk, but has internal management procedures that limits the Town's investments to the provisions of G.S. 159-30 and restricts the purchase of securities to the highest possible ratings whenever particular types of securities are rated. The Town's investment in the NC Capital Management Trust Government Portfolio carried a credit rating of AAAM by Standard & Poor's and AAAMf by Moody's Investors Services as of June 30, 2024.

At June 30, 2024, the Authority had the following investments and maturities:

Investment Type	Valuation Measurement Method	Book Value at	
		6/30/24	
NC Capital Management Trust – Government Portfolio	Amortized Cost	\$ 1,889,547	
Total		<u>\$ 1,889,547</u>	

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Interest Rate Risk. The Authority has no formal investment policy regarding interest rate risk. The Authority does not have a formal investment policy. However, the Authority's internal management policy requires purchases of securities to be laddered with staggered maturity dates and limits all securities to a final maturity of no more than two years.

Credit Risk. The Authority has no formal policy regarding credit risk, but has internal management procedures that limits the Authority's investments to the provisions of G.S. 159-30 and restricts the purchase of securities to the highest possible ratings whenever particular types of securities are rated. The Authority's investment in the NC Capital Management Trust Government Portfolio carried a credit rating of AAAM by Standard & Poor's and AAAMf by Moody's Investors Services as of June 30, 2024.

3. Receivables-Allowances for Doubtful Accounts

The amounts presented in the Balance Sheet and the Statement of Net Position for the year ended June 30, 2024 are net of the following allowances for doubtful accounts:

	<u>Accounts</u>	<u>Taxes</u>	<u>Accrued Interest on Taxes</u>	<u>Due from Other Governments</u>	<u>Total</u>
Governmental Activities:					
General Fund					
Property taxes	\$ -	\$ 277,371	\$ -	\$ -	\$ 277,371
Local option sales/franchise tax	-	-	-	585,951	585,951
Occupancy tax	81,769	-	-	-	81,769
Other	7,717	-	-	-	7,717
Accrued interest on taxes	-	-	43,659	-	43,659
Sales tax refund	-	-	-	110,701	110,701
E911	-	-	-	4,180	4,180
Allowance for doubtful accounts	-	(58,683)	-	-	(58,683)
Total governmental activities	<u>\$ 89,486</u>	<u>\$ 218,688</u>	<u>\$ 43,659</u>	<u>\$ 700,832</u>	<u>\$ 1,052,665</u>
	<u>Accounts</u>	<u>Taxes</u>	<u>Accrued Interest on Taxes</u>	<u>Due from Other Governments</u>	<u>Total</u>
Business-Type Activities:					
Water and sewer					
Accounts Receivable	\$ 313,247	\$ -	\$ -	\$ -	\$ 313,247
Sales tax refund	-	-	-	73,124	73,124
Allowance for doubtful accounts	(41,098)	-	-	-	(41,098)
Capital grants	-	-	-	2,831,789	2,831,789
Total water and sewer fund	<u>\$ 272,149</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,904,913</u>	<u>\$ 3,177,062</u>
Sanitation					
Accounts Receivable	73,429	-	-	-	73,429
Allowance for doubtful accounts	(8,240)	-	-	-	(8,240)
Capital grants	-	-	-	-	-
Total sanitation fund	<u>\$ 65,189</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 65,189</u>
Total business-type activities	<u>\$ 337,338</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,904,913</u>	<u>\$ 3,242,251</u>

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

4. Capital Assets

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Ending Balance</u>
Governmental Activities:				
Non-Depreciable Assets:				
Land	\$ 1,042,736	\$ -	\$ -	\$ 1,042,736
Construction in progress	330,620	1,605,580	-	1,936,200
Total capital assets not being depreciated	<u>1,373,356</u>	<u>1,605,580</u>	<u>-</u>	<u>2,978,936</u>
Depreciable Assets:				
Buildings	7,975,196	-	-	7,975,196
Other improvements	3,257,222	-	243,058	3,014,164
Equipment and furniture	3,773,487	279,240	836,724	3,216,003
Vehicles	3,514,547	304,885	506,769	3,312,663
Infrastructure	2,653,355	-	-	2,653,355
Total depreciable assets	<u>21,173,807</u>	<u>584,125</u>	<u>1,586,551</u>	<u>20,171,381</u>
Less Accumulated Depreciation:				
Buildings	2,209,838	236,371	-	2,446,209
Other improvements	909,200	39,195	239,913	708,482
Equipment and furniture	3,360,392	210,314	835,110	2,735,596
Vehicles	2,621,770	315,264	506,769	2,430,265
Infrastructure	1,157,977	190,795	-	1,348,772
Total accumulated depreciation	<u>10,259,177</u>	<u>991,939</u>	<u>1,581,792</u>	<u>9,669,324</u>
Governmental activities capital assets, net	<u>\$ 12,287,986</u>	<u>\$ (407,814)</u>	<u>\$ 4,759</u>	<u>\$ 13,480,993</u>

Depreciation expense was charged to function/programs of the primary government as follows:

Governmental Activities:	
General government	\$ 136,175
Public safety	192,913
Transportation	386,341
Cultural and recreational	276,510
Total	<u>\$ 991,939</u>

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Business-type Activities:	Beginning Balance, Restated	Additions	Retirements	Ending Balance
Water and Sewer Fund				
Non-Depreciable Assets:				
Land	\$ 765	\$ -	\$ -	\$ 765
Construction in progress	977,866	3,084,888	-	4,062,754
Total non-depreciable assets	978,631	3,084,888	-	4,063,519
Depreciable and Amortizable Assets:				
Buildings and land improvements	1,301,543	-	-	1,301,543
Water facilities	17,757,691	-	-	17,757,691
Sewer facilities	10,361,207	95,480	17,833	10,438,854
Furniture and equipment	955,535	13,302	78,357	890,480
Vehicles	816,759	61,519	60,466	817,812
Total depreciable and amortizable assets	31,192,735	170,301	156,656	31,206,380
Less Accumulated Depreciation:				
Buildings and land improvements	92,109	33,244	-	125,353
Water facilities	4,426,688	317,197	-	4,743,885
Sewer facilities	4,148,979	247,885	14,731	4,382,133
Furniture and equipment	669,460	87,023	78,090	678,393
Vehicles	648,271	72,000	60,466	659,805
Total accumulated depreciation	9,985,507	757,349	153,287	10,589,569
Total capital assets being depreciated, net				
Water and Sewer Fund capital assets, net	\$ 22,185,859	\$ 2,497,840	\$ 3,369	\$ 24,680,330
	Beginning Balance	Additions	Retirements	Ending Balance
Sanitation Fund				
Depreciable and Amortizable Assets:				
Buildings	\$ 624,000	\$ -	\$ -	\$ 624,000
Land improvements	122,888	-	118,094	4,794
Equipment	99,363	7,082	15,659	90,786
Vehicles	877,969	-	303,931	574,038
Total depreciable and amortizable assets	1,724,220	7,082	437,684	1,293,618
Less Accumulated Depreciation:				
Buildings	31,200	15,600	-	46,800
Land improvements	47,390	242	43,678	3,954
Equipment	40,006	9,018	15,659	33,365
Vehicles	641,350	96,153	303,931	433,572
Total accumulated depreciation	759,946	121,013	363,268	517,691
Total capital assets being depreciated, net				
Sanitation Fund capital assets, net	\$ 964,274	\$ (113,931)	\$ 74,416	\$ 775,927
Business-Type Activities	\$ 23,150,133			\$ 25,456,257

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Construction commitments

The government has active construction projects as of June 30, 2024. At year-end, the government's commitments with contractors are as follows:

Project	As of 6/30/2024 Spent-to-date	Remaining Commitment	Total contract
2022 Water System Rehabilitation Contract A	\$ 553,828	\$ 4,606,396	\$ 5,160,224
2022 Sewer System Rehab Contract A	224,364	2,110,091	2,334,455
2022 Water System Rehabilitation Contract B	435,338	845,563	1,280,900
2022 Sewer System Rehab Contract B	495,397	448,863	944,260
Skiloft Stormwater	560,861	1,380,789	1,941,650
Skiloft dry utilities	367,489	99,341	466,830
2022 Water System Rehabilitation Contract A&B	235,407	79,593	315,000
2022 Sewer System Rehab Contract A&B	313,582	108,158	421,740
	<u>\$3,186,266</u>	<u>\$9,678,794</u>	<u>\$12,865,059</u>

Right to Use Leased Assets

The Town has recorded three right to use leased assets. The assets are right to use assets for leased land and an IT subscription agreement. The related leases are discussed in the Leases subsection of the long-term obligations section of this note. The right to use lease assets are amortized on a straight-line basis over the terms of the related leases.

Right to use asset activity for the Primary Government for the year ended June 30, 2024, was as follows:

	Beginning Balance	Additions	Decreases	Ending Balance
IT subscription	\$ -	\$ 238,346	\$ -	\$ 238,346
Leased property - land	-	881,166	-	881,166
Total right to use assets	-	1,119,512	-	1,119,512
Less accumulated amortization for:				
IT subscription	-	27,807	-	27,807
Leased property - land	-	22,029	-	22,029
Total accumulated amortization	-	49,836	-	49,836
Right to use assets, net	\$ -	\$ 1,069,676	\$ -	\$ 1,069,676

B. Liabilities

1. Pension Plan Obligations

a. Local Government Employees' Retirement System

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Plan Description: The Town of Beech Mountain is a participating employer in the statewide Local Government Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Annual Comprehensive Financial Report for the State of North Carolina. The State's Annual Comprehensive Financial Report includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at www.osc.nc.gov.

Benefits Provided. LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

Contributions. Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. Town of Beech Mountain employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town of Beech Mountain's contractually required contribution rate for the year ended June 30, 2024, was 15.10% of compensation for law enforcement officers and 13.06% for general employees and firefighters, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

benefits earned by employees during the year. Contributions to the pension plan from the Town of Beech Mountain were \$539,128 for the year ended June 30, 2024.

Refunds of Contributions – Town employees who have terminated service as a contributing member of LGERS, may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60-day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2024, the Town reported a liability of \$2,923,563 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023. The total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2023. The total pension liability was then rolled forward to the measurement date of June 30, 2023 utilizing update procedures incorporating the actuarial assumptions. The Town's proportion of the net pension asset was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2023 (measurement date), the Town's proportion was 0.04414%, which was a decrease of 0.00132% from its proportion measured as of June 30, 2022.

For the year ended June 30, 2024, the Town recognized pension expense of \$885,735. At June 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 325,771	\$ 7,013
Changes of assumptions	124,235	-
Net difference between projected and actual earnings on pension plan investments	782,473	-
Changes in proportion and differences between Town contributions and proportionate share of contributions	88,137	24,240
Town contributions subsequent to the measurement date	539,128	-
Total	<u>\$ 1,859,744</u>	<u>\$ 31,253</u>

\$539,128 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as an increase of the net pension asset in the year ended June 30, 2024. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Town of Beech Mountain, North Carolina
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For the Fiscal Year Ended June 30, 2024

Years Ending June 30,

2025	\$ 489,426
2026	248,025
2027	518,826
2028	33,086
Total	<u><u>\$1,289,363</u></u>

Actuarial Assumptions. The total pension liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	3.25 percent
Investment rate of return	6.50 percent, net of pension plan investment expense, including inflation

The plan currently uses the Pub-2010 mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates are projected from 2010 generational improvement with the Scale MP-2019.

Future ad hoc COLA amounts are not considered to be substantively automatic and are therefore not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2023 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed Income	33.0%	0.9%
Global Equity	38.0%	6.5%
Real Estate	8.0%	5.9%
Alternatives	8.0%	8.2%
Opportunistic Fixed Income	7.0%	5.0%
Inflation Sensitive	6.0%	2.7%
Total	<u><u>100%</u></u>	

Town of Beech Mountain, North Carolina
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The information above is based on 30-year expectations developed with the consulting actuary for the 2023 asset liability and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 2.50%. All rates of return and inflation are annualized.

Discount rate. The discount rate used to measure the total pension liability was 6.5%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Town's proportionate share of the net pension asset to changes in the discount rate. The following presents the Town's proportionate share of the net pension asset calculated using the discount rate of 6.5 percent, as well as what the Town's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.5 percent) or one percentage point higher (7.5 percent) than the current rate:

	1% Decrease (5.5%)	Discount Rate (6.5%)	1% Increase (7.5%)
Town's proportionate share of the net pension liability (asset)	\$ 5,064,958	\$ 2,923,563	\$ 1,160,566

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued Annual Comprehensive Financial Report for the State of North Carolina.

b. Law Enforcement Officers Special Separation Allowance

Plan Description. The Town of Beech Mountain administers a public employee retirement system (the *Separation Allowance*), a single-employer defined benefit pension plan that provides retirement benefits to the Town's qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of creditable service. The Separation Allowance is equal to 0.85 percent of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly.

All full-time Town law enforcement officers are covered by the Separation Allowance. At December 31, 2022, the Separation Allowance's membership consisted of:

Inactive members currently receiving benefits	1
Active plan members	<u>8</u>
Total	<u>9</u>

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Summary of Significant Accounting Policies.

Basis of Accounting. The Town has chosen to fund the Separation Allowance on a pay as you go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the criteria which are outlined in GASB Statement 73.

Actuarial Assumptions

The entry age actuarial cost method was used in the December 31, 2022 valuation. The total pension liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25 to 7.75 percent, including inflation and productivity factor

Discount rate. The discount rate used to measure the total pension liability was 4.00%. The discount rate used to measure the total pension liability is the S&P Municipal Bond 20-Year High Grade Rate Index.

The actuarial assumptions used in the December 31, 2022 valuation were based on the results of an experience study completed by the Actuary for the Local Governmental Employees' Retirement System for the five-year period ended December 31, 2019.

Mortality Rates Mortality Assumption: All mortality rates use Pub-2010 amount-weighted tables. Mortality Projection: All mortality rates are projected from 2010 using generational improvement with Scale MP-2019.

Deaths after Retirement (Healthy): Mortality rates are based on the Safety Mortality Table for Retirees. Rates for all members are multiplied by 97% and Set Forward by 1 year.

Deaths after Retirement (Disabled Members at Retirement): Mortality rates are based on the NonSafety Mortality Table for Disabled Retirees. Rates are Set Back 3 years for all ages.

Deaths after Retirement (Survivors of Deceased Members): Mortality rates are based on the Below-median Teachers Mortality Table for Contingent Survivors. Rates for male members are Set Forward 3 years. Rates for female members are Set Forward 1 year. Because the contingent survivor tables have no rates prior to age 45, the Below-median Teachers Mortality Table for Employees is used for ages less than 45.

Deaths Prior to Retirement: Mortality rates are based on the Safety Mortality Table for Employees. The discount rate is based on the yield of the S&P Municipal Bond 20 Year High Grade Rate Index.

Contributions. The Town is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay as you go basis through appropriations made in the General Fund operating budget. There were no contributions made by employees. The Town's obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. Administration costs of the

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
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Separation Allowance are financed through investment earnings. The Town paid \$14,373 as benefits came due for the reporting period.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2024, the Town reported a total pension liability of \$339,069. The total pension liability was measured as of December 31, 2023 based on a December 31, 2022 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2023 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2024, the Town recognized pension expense of \$36,047.

	Deferred Outflows of Resources	Deferred Inflows of
Differences between expected and actual experience	\$ 28,555	\$ 38,893
Changes of assumptions	46,405	43,449
Town benefit payments and plan administrative expense made subsequent to the measurement date	14,373	-
Total	<u>\$ 89,333</u>	<u>\$ 82,342</u>

\$14,373 reported as deferred outflows of resources related to pensions resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total pension liability in the year ended June 30, 2024. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2025	\$ 9,739
2026	4,531
2027	(3,751)
2028	(13,592)
2029	(4,309)
Thereafter	-
	<u>\$ (7,382)</u>

\$14,373 paid as benefits came due subsequent to the measurement date are reported as deferred outflows of resources.

Sensitivity of the Town's total pension liability to changes in the discount rate. The following presents the Town's total pension liability calculated using the discount rate of 4.00 percent, as well as what the Town's total pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.00 percent) or 1-percentage-point higher (5.00 percent) than the current rate:

	1% Decrease (3.00%)	Discount Rate (4.00%)	1% Increase (5.00%)
Total pension liability	\$ 366,301	\$ 339,069	\$ 314,575

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
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Schedule of Changes in Total Pension Liability
Law Enforcement Officers' Special Separation Allowance

Beginning balance	\$ 363,944
Service Cost	13,181
Interest on the total pension liability	15,376
Changes of benefit terms	-
Differences between expected and actual experience in the measurement of the total pension liability	(46,407)
Changes of assumptions or other inputs	7,348
Benefit payments	(14,373)
Ending balance of the total pension liability	<u>\$ 339,069</u>

Changes of assumptions and other inputs reflect a change in the discount rate from 4.31 percent at December 31, 2022 to 4.00 percent at December 31, 2023. The plan currently uses mortality tables that vary by age, and health status (i.e., disabled and healthy).

The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

Total Expense, Liabilities, and Deferred Outflows and Inflows of Resources of Related to Pensions

Following is information related to the proportionate share and pension expense for all pension plans:

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
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	<u>LEOSSA</u>	<u>LGERS</u>	<u>Total</u>
Pension expense	\$ 36,047	\$ 885,735	\$ 921,782
Pension liability	339,069	2,923,563	3,262,632
Proportionate share of the net position liability	N/A	0.04414%	-

Deferred Outflows of Resources:

Difference between expected and actual experience	\$ 28,555	325,771	354,326
Changes of assumptions and other inputs	46,405	124,235	170,640
Net difference between projected and actual earnings on pension plan investments	-	782,473	782,473
Changes in proportion and differences between contributions and proportionate share of contributions	-	88,137	88,137
Benefit payments and administrative cost paid subsequent to the measurement date	14,373	539,128	553,501
Total deferred outflows of resources	<u>\$ 89,333</u>	<u>\$1,859,744</u>	<u>\$1,949,077</u>

Deferred Inflows of Resources:

Difference between expected and actual experience	\$ 38,893	\$ 7,013	\$ 45,906
Changes of assumptions and other inputs	43,449	-	43,449
Net difference between projected and actual earnings on pension plan investments	-	-	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	-	-
	-	24,240	24,240
Total deferred inflows of resources	<u>\$ 82,342</u>	<u>\$ 31,253</u>	<u>\$ 113,595</u>

c. Supplemental Retirement Income Plan for Law Enforcement Officers

Plan Description: The Town contributes to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan provides retirement benefits to law enforcement officers employed by the Town. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Supplemental Retirement Income Plan for Law Enforcement Officers is included in the Annual Comprehensive Financial Report for the State of North Carolina. The State's Annual Comprehensive Financial Report includes the pension trust fund financial statements for the Internal Revenue Code Section 401 (k) plan that includes the Supplemental Retirement Income Plan for Law Enforcement Officers. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
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Funding Policy: Article 12E of G.S. Chapter 143 requires the Town to contribute each month an amount equal to five percent of each officer's salary, and all amounts contributed are vested immediately. Also, the law enforcement officers may make voluntary contributions to the plan. The Town made contributions of \$31,518 and employees made \$16,408 for the reporting year. No amounts were forfeited.

d. Supplemental Retirement Income Plan for General Employees

Employees, other than law enforcement, participate in a 401 (k) plan. The Town contributes 5.0 percent of each employee's salary to the plan. Employees made contributions of \$179,348 and the Town contributed \$168,439 for the reporting year.

2. Other Employment Benefits

The Town has elected to provide death benefits to Law Enforcement employees through the Death Benefit Plan for members of the Local Government Employee's Retirement System (Death Benefit Plan), a multiple-employer, State-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those Law Enforcement employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits.

Lump sum death benefit payments to beneficiaries are equal to the Law Enforcement employee's 12 highest months' salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000. Because all death benefit payments are made from the Death Benefit Plan and not the Town, the Town does not determine the number of eligible participants. The Town has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. Contributions are determined as a percentage of monthly payroll based upon rates established annually by the State. The Town considers these contributions to be immaterial.

3. Deferred Outflows and Inflows of Resources

Deferred outflows of resources at year-end is comprised of the following:

Difference between expected and actual experience	\$ 354,326
Changes of assumptions and other inputs	170,640
Net difference between projected and actual earnings on pension plan investments	782,473
Changes in proportion and differences between contributions and proportionate share of contributions	88,137
Benefit payments and administrative cost paid subsequent to the measurement date	553,501
Total deferred outflows of resources	<u><u>\$ 1,949,077</u></u>

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Deferred inflows of resources at year-end is comprised of the following:

	Statement of Net Position	General Fund Balance Sheet
Taxes receivable, less penalties (General Fund)	\$ -	\$ 218,688
Changes in assumptions	43,449	-
Differences between expected and actual experience	45,906	-
Net difference between projected and actual earnings on pension plan investments	-	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	24,240	-
Unearned recreation fees	1,284	1,284
Prepaid taxes	33,058	33,058
	<u>\$ 147,937</u>	<u>\$ 253,030</u>

4. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town participates in three self-funded risk-financing pools administered by the North Carolina League of Municipalities. Through these pools, the Town obtains general liability and auto liability coverage of \$1 million per occurrence, property coverage up to the total insured values of the property policy, and workers' compensation coverage up to statutory limits. The liability and property exposures are reinsured through commercial carriers for claims in excess of retentions as selected by Town Council each year. Specific information on the limits of the reinsurance, excess and stop loss policies purchased by the Town Council can be obtained by contacting the Risk Management Services Department of the NC League of Municipalities. The pools are audited annually by certified public accountants, and the audited financial statements are available to the Town upon request.

The Town carries commercial coverage for all other risks of loss. There have been no significant reductions in insurance coverage in the prior year, and settled claims have not exceeded coverage in any of the past three fiscal years.

The Town has no flood insurance due to lack of feasibility.

In accordance with G.S. 159-29, the Town's employees that have access to \$100 or more at any given time of the Town's funds are performance bonded through a commercial surety bond. The finance officer for the Town and tax collector are individually bonded for \$1,000,000 and \$10,000, respectively.

6. Long-term Obligations

a. Leases

Serviced by the General Fund

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

The Town has entered into agreements to lease parcels of land. The lease agreements qualify as other than short-term leases under GASB 87 and, therefore, have been recorded at the present value of future minimum payments as of the date of their inception.

The agreement was executed in September 2023 to lease land and requires 360 monthly payments at \$4,500. There are no variable payment components of the lease. The lease liability is measured at a discount rate of 4.6%, which is the incremental borrowing rate of the Town. As a result of the lease, the Town has recorded a right to use asset with a net book value of \$881,166 at June 30, 2024. The right to use asset is discussed in more detail in the right to use asset section of this note.

Total General Fund leases	<u>\$867,428</u>
	<u>\$867,428</u>

The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2024, were as follows:

<u>Years Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 14,399	\$ 39,601	\$ 54,000
2026	15,076	38,924	54,000
2027	15,784	38,216	54,000
2028	16,526	37,474	54,000
2029	17,302	36,698	54,000
2030-2034	99,496	170,504	270,000
2035-2039	125,170	144,830	270,000
2040-2044	157,470	112,530	270,000
2045-2049	198,105	71,895	270,000
2050-2054	208,100	21,401	229,501
Total	<u>\$ 867,428</u>	<u>\$ 712,073</u>	<u>\$ 1,579,501</u>

b. Subscription IT agreement

For the year ended June 30, 2024 the Town implemented the requirements of GASB Statement No. 96, Subscription-Based Information Technology Arrangements (Subscriptions). The Statement provides a definition of Subscriptions and provides uniform guidance for accounting and financial reporting for such transactions. The guidance will decrease diversity in the accounting and financial reporting for these transactions, thereby, increasing comparability in financial reporting among governments. Further, the reporting of a subscription asset (a right-to-use intangible capital asset) and a subscription liability will enhance the relevance and reliability of the financial statements.

During the current year the Town entered into a new Subscription for a accounting software. The term of the agreement is five years. The Subscription does not have a stated interest rate. Accordingly, the Town's estimated incremental borrowing rate of 4.6% was used to discount the subscription payments. The initial liability for the subscription was \$238,346.

\$ 157,961

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
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<u>Years Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 36,814	\$ 7,421	\$ 44,235
2026	38,543	5,692	44,235
2027	40,354	3,881	44,235
2028	42,250	1,985	44,235
2029	-	-	-
Total	<u>\$ 157,961</u>	<u>\$ 18,979</u>	<u>\$ 176,940</u>

c. Installment Purchases

Serviced by the General Fund, Water and Sewer Fund and Sanitation Fund

In July 2021, the Town entered into a direct borrowing installment note for \$920,000 to finance the purchase of vehicles and equipment. The finance contract requires five annual payments of \$191,069, plus 1.27% interest rate and matures in 2027. The note is secured by the personal property. (Governmental activities \$296,244, Sanitation Fund \$184,454, Water and Sewer Fund \$78,253) \$ 558,951

In May 2023, the Town entered into a direct borrowing installment note for \$550,000 to finance the renovations of Town Hall. The finance contract requires five annual payments of \$57,288 to \$76,863, plus 4.16% interest rate and matures in 2033. The note is secured by the real property. (Governmental Activities) 495,000

In August 2021, the Town entered into a direct borrowing installment note for \$2,090,717 to finance the construction of a drinking water project. The finance contract requires thirty-nine annual payments varying from \$106,470 to \$108,430, plus 1.82% interest rate and matures in 2041. The note is secured by the real property. (Water and Sewer Fund) 1,793,671

In August 2021, the Town entered into a direct borrowing installment note for \$1,881,277 to finance the construction of a sewer project. The finance contract requires thirty-nine annual payments varying from \$94,920 to \$130,384, plus 1.82% interest rate and matures in 2041. The note is secured by the real property. (Water and Sewer Fund) 1,599,085

In January 2020, the Town entered into a direct borrowing installment note for \$5,200,000 to finance the construction of a public works facility. The finance contract requires twenty annual payments varying from \$267,254 to \$405,080, plus 2.79% interest rate and matures in 2040. The note is secured by the real property. (Governmental Activities \$2,704,000 Water and Sewer Fund \$956,800, Sanitation Fund \$499,200) 4,160,000

In July 2007, the Town entered into a direct borrowing installment note for \$1,992,046 to finance a sewer project. The finance contract requires twenty annual payments varying from \$100,730 to \$122,162, plus 2.65% interest rate and matures in 2028. The note is secured by the real property. (Water and Sewer Fund) 398,410

Total installment purchase direct borrowings \$ 9,005,117

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

The future minimum payments of installment purchases as of June 30, 2024 are as follows:

<u>Years Ending June 30,</u>	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total Principal</u>	<u>Total Interest</u>
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>		
2025	323,344	99,867	475,539	114,688	798,883	214,555
2026	324,606	91,602	476,622	105,178	801,228	196,780
2027	320,294	83,321	481,074	95,650	801,368	178,971
2028	224,000	75,024	390,178	86,113	614,178	161,137
2029	224,000	68,021	290,574	77,686	514,574	145,707
2030-2034	1,065,000	235,060	1,452,870	295,863	2,517,870	530,923
2035-2039	845,000	94,302	1,452,870	141,584	2,297,870	235,886
2040-2044	169,000	4,715	490,146	13,436	659,146	18,151
Total	<u>\$ 3,495,244</u>	<u>\$ 751,912</u>	<u>\$ 5,509,873</u>	<u>\$930,198</u>	<u>\$ 9,005,117</u>	<u>\$ 1,682,110</u>

d. Water and Sewer revenue Bond

Water and Sewer Series 2017 USDA revenue bonds issued May 2017 for \$4,300,000 with thirty-eight annual payments varying from \$53,000 to \$173,000, plus 3.75% interest rate and matures in 2054.

\$ 3,383,865

Calculation of Compliance:

The Bond Order requires the Town to make a calculation of compliance for the fiscal year as to the rate covenant set forth in the Bond Order. Section 5.01 of the Town's Bond Order states the Town covenants and agrees that, subject to any applicable requirements of law or regulations, it will fix service charges and from time to time revise such service charges in such manner that the net revenues for each fiscal year shall not be less than 110% of the debt service requirement for such fiscal year, not less than 100% of the amount necessary to pay annual debt service obligations on subordinated indebtedness, if any and not less than 100% of the amount necessary to meet annual debt service obligations coming due in the fiscal year with respect to the Town's general obligation bonds and installment financing obligations, if any, used to finance system improvements. For the 2024 fiscal year the 110% of the debt service requirement was \$217,128 and 100% of the amount necessary to pay annual debt service obligations on subordinated indebtedness was \$673,172, for a total of \$890,300. Net revenues were \$1,614,493.

The future minimum payments of revenue bonds as of June 30, 2024 are as follows:

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

<u>Years Ending June 30.</u>	<u>Business-Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2025	68,000	129,161
2026	71,000	126,866
2027	73,000	124,470
2028	75,000	122,006
2029	78,000	119,475
2030-2034	431,000	556,066
2035-2039	509,000	478,305
2040-2044	600,000	386,436
2045-2049	710,000	277,966
2050-2054	768,865	134,860
Total	<u>\$ 3,383,865</u>	<u>\$ 2,455,611</u>

e. State Revolving Loan

During fiscal year 2024, the Town's water and sewer fund received \$526,036 in proceeds from the direct borrowing Drinking Water State Revolving Fund. The loan carries an interest rate of 1.1% and is payable over twenty years. The total approved loan amount is approximately \$4,045,526. Final amounts for the loan will be determined when the project is completed, and repayments will begin six months after the estimate project completion dates. In the event of a default, the Town agrees to pay the purchaser, on demand, interest on any and all amounts due and owing by the Town under the related agreements. No payments were made in fiscal year 2024. At June 30, 2024, the Town had \$945,451 outstanding.

At June 30, 2024, the Town of Beech Mountain had a legal debt margin of \$77,183,296.

c. Changes in Long-term Liabilities

	<u>Beginning</u>			<u>Ending</u>	<u>Current</u>
	<u>Balance,</u>			<u>Balance</u>	<u>Portion of</u>
	<u>Restated</u>	<u>Additions</u>	<u>Retirements</u>		<u>Balance</u>
Governmental Activities:					
Installment purchases-direct borrowings	\$ 3,815,526	\$ -	\$ 320,282	\$ 3,495,244	\$323,344
Right to use lease of land	-	881,166	13,738	867,428	14,399
Right to use IT subscriptions	-	238,346	80,385	157,961	36,814
Net pension liability (LGRS)	2,394,176		179,161	2,215,015	-
Total pension liability (LEOSSA)	363,944		24,875	339,069	-
Compensated absences	186,317	19,160	-	205,477	19,160
Total	<u>\$ 6,759,963</u>	<u>\$1,138,672</u>	<u>\$ 618,441</u>	<u>\$ 7,280,194</u>	<u>\$393,717</u>

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Business-Type Activities:	Beginning Balance, Restated	Additions	Retirements	Ending Balance	Current Portion of Balance
Water and Sewer Fund:					
Installment purchases-direct borrowings	\$ 5,210,628	\$ -	\$ 384,409	\$ 4,826,219	\$383,629
Revenue bond	3,449,865	-	66,000	3,383,865	68,000
State revolving loan	419,415	526,036		945,451	-
Net pension liability (LIGERS)	94,157	331,822	-	425,979	-
Compensated absences liabilities	24,351	1,680	-	26,031	1,680
	<u>\$ 9,198,416</u>	<u>\$ 859,538</u>	<u>\$ 450,409</u>	<u>\$ 9,607,545</u>	<u>\$453,309</u>
Sanitation:					
Installment purchases-direct borrowings	\$ 774,803	\$ -	\$ 91,149	\$ 683,654	\$ 91,910
Net pension liability (LIGERS)	\$ 76,260	\$ 206,309		\$ 282,569	\$ -
Compensated absences liabilities	12,159	1,512		13,671	1,512
	<u>\$ 863,222</u>	<u>\$ 207,821</u>	<u>\$ 91,149</u>	<u>\$ 979,894</u>	<u>\$ 93,422</u>
Total Business-Type Activities	<u>\$ 10,061,638</u>			<u>\$ 10,587,439</u>	

f. Interfund Balances and Activity

Transfers to/from other funds at June 30, 2024, consist of the following:

Governmental Activities:

Transfer from the General Fund to Capital Projects - Town Hall	\$ 985,152
Transfer from the ARP Fund to the General Fund	103,258
	<u>\$ 1,088,410</u>

Business-Type Activities:

Transfer to the Source Water Development Capital Project from the Water and Sewer Fund	\$ 270,484
Transfer to capital reserve from the Water and Sewer Fund	315,569
	<u>\$ 586,053</u>

g. Net Investment in Capital Assets

	Governmental Activities	Business-Type Activities
Capital assets	\$ 14,550,669	\$ 25,456,257
Long-term debt	4,520,633	9,839,189
Net investment in capital assets	<u>\$ 10,030,036</u>	<u>\$ 15,617,068</u>

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

h. Fund Balance

The following schedule provides management and citizens with information on the portion of General fund balance that is available for appropriation:

Total fund balance-General Fund	<u>7,963,438</u>
Less:	
Inventories	35,310
Prepaid expenses	5,410
Stabilization by State Statute	785,016
Uninsured claims	40,000
Subsequent years expenditures	530,490
Remaining Fund Balance	6,567,212

The Town has adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 10% of budgeted expenditures.

Note IV- Related Party Transactions and Commitments

On July 9, 1996, the Town entered into a contractual agreement with the Beech Mountain Volunteer Fire Department which expresses the intent of the Town to support the Fire Department financially in return for adequate fire protection for all property located within the Beech Mountain Fire District. The agreement requires the Town to pay at least \$25,210 to the Fire Department annually as of January 1 each year beginning with 1997 and ending in the year 2005. The agreement is automatically renewable each year unless terminated in writing by either party. During the year ended June 30, 2024, the Town paid \$32,000 to the Fire Department in accordance with the terms of this agreement.

The Town entered into an agreement with the Beech Mountain Volunteer Fire Department in January 2019 to provide fire and emergency services within the corporate limits of the Town beginning July 1, 2019 and ending June 30, 2029. The Town did not assume responsibility for the obligations of the outstanding loans; however, paid \$43,224 to the Beech Mountain Volunteer Fire Department to pay principal and interest.

Note V- Subsequent Events

The Town has evaluated all subsequent events for potential recognition and disclosure through November 25, 2024, the date these financial statements were available to be issued.

The Town experienced damage from Hurricane Helene in September 2024. The Town has assessed thus far:

Major Damage to various town Streets
Major Damage to Shane Park and Shane Park Bathrooms
Damage to Pond Creek Sewer Plant
Major reduction of volume due to debris in Buckeye Lake the towns reservoir
Damage to Buckeye Lake Dam and Spillway
Total damage estimate is \$30,000,000

The Town has been working closely with the State of North Carolina, FEMA and the insurance provider and expects 100% reimbursement for these damages.

Town of Beech Mountain, North Carolina
Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2024

Note VI- Restatement and Prior Period Adjustment

During the fiscal year ended June 30, 2024, the Town determined that Accounts Payable was overstated by \$75,000, the Emergency Telephone System fund was understated by \$362 and long-term debt was overstated by \$772,686 in governmental activities for the year ended June 30, 2023. In the Sanitation Fund, long-term debt was overstated \$86,065 and in the Water and Sewer Fund, long-term debt was understated \$419,415 for the year ended June 30, 2023.

Note VII -Summary Disclosure of Significant Contingencies

Federal and State Assisted Programs

The Town has received proceeds from several Federal and State grants. Periodic audits of these grants are required and certain costs may be questioned as not being appropriate expenditures under the grant agreements. Such audits could result in the refund of grant monies to the grantor agencies. Management believes that any required refunds will be immaterial. No provision has been made in the accompanying financial statements for the refund of grant monies.

TOWN OF BEECH MOUNTAIN
TOWN OF BEECH MOUNTAIN'S PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET)
REQUIRED SUPPLEMENTARY INFORMATION
LAST TEN FISCAL YEARS

	Local Government Employees' Retirement System									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Beech Mountain's proportion of the net pension liability (asset) (%)	0.04414%	0.04546%	0.03936%	0.03636%	0.03643%	0.03712%	0.03956%	0.03956%	0.03800%	0.03454%
Beech Mountain's proportion of the net pension liability (asset) (\$)	\$2,923,563	\$2,564,593	\$603,623	\$1,299,298	\$994,875	\$ 880,613	\$ 604,367	\$ 806,487	\$ 155,018	\$ (218,973)
Beech Mountain's covered-employee payroll	\$4,002,379	\$3,473,873	\$3,040,462	\$2,818,656	\$2,563,363	\$ 2,308,645	\$ 2,432,257	\$ 2,436,264	\$ 2,436,264	\$ 2,140,659
Beech Mountain's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	73.05%	73.83%	19.85%	46.10%	38.81%	38.14%	24.85%	33.10%	6.36%	(10.23%)
Plan fiduciary net position as a percentage of the total pension liability	82.49%	90.70%	95.51%	88.61%	91.63%	91.63%	94.18%	91.47%	98.09%	102.64%

* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

** This will be the same percentage for all participant employees in the LGERS plan.

TOWN OF BEECH MOUNTAIN
TOWN OF BEECH MOUNTAIN'S SCHEDULE OF CONTRIBUTIONS
REQUIRED SUPPLEMENTARY INFORMATION
LAST TEN FISCAL YEARS

	Local Government Employees' Retirement System										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	\$ 539,128	\$ 486,120	\$ 315,894	\$ 245,346	\$ 234,499	\$ 202,035	\$ 177,308	\$ 176,758	\$ 154,696	\$ 153,802	\$ 142,896
Contributions in relation to the contractually required contribution	539,128	486,120	315,894	245,346	234,499	202,035	177,308	176,758	154,696	153,802	142,896
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beech Mountain's covered-employee payroll	\$4,142,849	\$4,002,679	\$3,473,873	\$3,040,462	\$2,818,656	\$2,563,363	\$2,308,645	\$2,432,257	\$2,436,264	\$2,436,264	\$2,140,659
Contributions as a percentage of covered-employee payroll	13.01%	12.14%	9.09%	8.07%	8.32%	7.88%	7.68%	7.27%	6.35%	6.31%	6.68%

TOWN OF BEECH MOUNTAIN
Schedule of changes in Total Pension Liability
Law Enforcement Officers' Special Separation Allowance

	2024	2023	2022	2021	2020	2019	2018	2017
Beginning balance	\$ 363,944	\$405,105	\$353,743	\$231,673	\$182,642	\$190,621	\$168,068	\$ 155,826
Service cost	13,181	21,921	22,674	13,424	12,266	10,502	11,086	11,129
Interest on the total pension liability	15,376	8,953	6,691	7,553	6,569	5,952	6,424	5,563
Differences between expected and actual experience in the measurement of the total pension liability	(46,407)	646	46,426	(1,687)	27,293	(12,046)	(5,634)	-
Changes of assumptions or other inputs	7,348	(58,308)	(10,277)	102,780	7,253	(7,863)	13,983	(4,450)
Benefit payments	(14,373)	(14,373)	(14,152)	-	(4,350)	(4,524)	(3,306)	-
Ending balance of the total pension liability	\$339,069	\$363,944	\$405,105	\$353,743	\$231,673	\$182,642	\$190,621	\$168,068

The amounts presented for each fiscal year were determined as of the prior fiscal year ending December 31.

* This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

The Town of Beech Mountain has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

Notes to Schedule:
Actuarial Assumptions

The entry age normal actuarial cost method was used in the December 31, 2022 valuation. The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Discount rate	4.00 percent
Salary Increases	3.25 to 7.75 percent

The discount rate is based on the yield of the S&P Municipal Bond 20 Year High Grade Rate Index.

MORTALITY ASSUMPTION: All mortality rates use Pub-2010 amount-weighted tables.

MORTALITY PROJECTION: All mortality rates are projected from 2010 using generational improvements with Scale MP-2019.

DEATHS AFTER RETIREMENT (Healthy): Mortality rates are based on the Safety Mortality Table for Retirees. Rates for all members are multiplied by 97% and Set Forward by 1 year.

DEATHS AFTER RETIREMENT (Disabled Members at Retirement): Mortality rates are based on the Non-Safety Mortality Table for Disabled Retirees. Rates are Set Back 3 years for all ages.

DEATHS AFTER RETIREMENT (Survivors of Deceased Members): Mortality rates are based on the Below-median Teachers Mortality Table for Contingent Survivors. Rates for male members are Set Forward 3 years. Rates for female members are Set Forward 1 year. Because the contingent survivor tables have no rates prior to age 45, the Below-median Teachers Mortality Table for Employees is used for ages less than 45.

DEATHS PRIOR TO RETIREMENT: Mortality rates are based on the Safety Mortality Table for Employees.

TOWN OF BEECH MOUNTAIN
Schedule of Total Pension Liability as a Percentage of Covered Payroll
Law Enforcement Officers' Special Separation Allowance

	June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017		
Total pension liability	\$339,069	\$363,944	\$405,105	\$353,743	\$231,673	\$182,642	\$190,621	\$168,068		
Covered payroll	467,616	522,716	500,020	466,582	481,714	432,234	445,944	436,781		
Total pension liability as a percentage of covered payroll	72.51%	69.63%	81.02%	75.82%	48.09%	42.26%	42.75%	38.48%		

Notes to the schedules:

The Town of Beech Mountain has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

* - This schedule will build to ten years of information as the data becomes available.

Statement 1

TOWN OF BEECH MOUNTAIN
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
Revenues:			
Ad valorem taxes:			
Current year		\$ 6,508,005	
Prior years		57,951	
Advertising and interest		33,065	
Total	\$ 6,588,843	6,599,021	\$ 10,178
Other taxes and licenses			
Fire district		134,311	
	127,000	134,311	7,311
Unrestricted intergovernmental revenues			
Utility franchise tax		459,367	
Hold harmless funds		430,060	
Beer and wine tax		3,331	
Local option sales tax		2,616,829	
Cable tv franchise sales tax		46,055	
Total	3,056,520	3,555,642	499,122
Restricted intergovernmental revenues			
Powell Bill allocation		137,839	
Total	125,500	137,839	12,339
Permits, fees and fines			
Building inspection fees		124,368	
Planning and zoning fees		7,030	
Total	66,200	131,398	65,198
Sales and services:			
Recreation department fees	107,500	134,748	27,248
Investment earnings	442,200	494,335	52,135
Other revenues			
Component unit reimbursement for salaries		99,297	99,297
Rental income		6,000	6,000
Health insurance claims and prescription reimbursement		91,029	91,029
Transfer from TDA		44,819	44,819
Reimbursement from TDA salaries		37,813	37,813
Miscellaneous		301,532	301,532
Special events		49,576	49,576
Total	800,700	630,066	(170,634)
Total Revenues	\$ 11,314,463	\$ 11,817,360	\$ 502,897

Statement 1 (cont.)

TOWN OF BEECH MOUNTAIN
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
Expenditures:			
General government:			
Administration			
Salaries and employee benefits		\$ 340,105	
Professional services		197,719	
Sales tax reimbursement		1,634,300	
Other operating expenditures		159,857	
Capital outlay		238,346	
Total	\$ 3,219,253	2,570,327	\$ 648,926
Tax collection			
Salaries and employee benefits		55,431	
Professional services		600	
Other operating expenditures		10,040	
Total	69,140	66,071	3,069
Visitors Center			
Salaries and employee benefits		262,406	
Other operating expenditures		17,320	
Total	308,409	279,726	28,683
Total general government	3,596,802	2,916,124	680,678
Public safety			
Police			
Salaries and employee benefits		1,246,989	
Vehicle maintenance		79,618	
Other operating expenditures		145,681	
Capital outlay		101,408	
Total	1,684,475	1,573,696	110,779
Fire			
Salaries and employee benefits		242,107	
Other operating expenditures		720,425	
Total	1,000,358	962,532	37,826
Inspections			
Salaries and employee benefits		167,990	
Professional services		4,184	
Other operating expenditures		14,950	
Total	259,692	187,124	72,568
Planning			
Salaries and employee benefits		111,267	
Other operating expenditures		15,270	
Total	157,911	126,537	31,374
Total public safety	\$ 3,102,436	\$ 2,849,889	\$ 252,547

Statement 1 (cont.)

TOWN OF BEECH MOUNTAIN
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
Transportation			
Vehicle maintenance			
Salaries and employee benefits		\$ 124,156	
Other operating expenditures		(9,617)	
Capital outlay		8,926	
Total	\$ 202,700	123,465	\$ 79,235
Road maintenance			
Salaries and employee benefits		1,308,094	
Other operating expenditures		845,288	
Capital outlay		2,159,431	
Total	3,508,755	4,312,813	(804,058)
Total transportation	3,711,455	4,436,278	(724,823)
Cultural and recreation			
Recreation			
Salaries and employee benefits		674,751	
Professional services		45,321	
Other operating expenditures		235,745	
Capital outlay		241,580	
Total	1,308,904	1,197,397	111,507
Total culture and recreation	1,308,904	1,197,397	111,507
Principal retirement		414,405	
Interest expense		134,914	
Total debt service	550,214	549,319	895
Total Expenditures	12,269,811	11,949,007	320,804
Revenues over (under) expenditures	(955,348)	(131,647)	823,701
Other financing sources (uses):			
Installment loan proceeds	550,000	-	(550,000)
Lease proceeds	-	881,166	881,166
Subscription agreement proceeds	-	238,346	238,346
Transfer to Capital Project - Town Hall	(985,152)	(985,152)	-
Transfer from ARP Fund	-	103,258	103,258
Gain (loss) on sale of fixed assets	25,000	37,805	12,805
Total other financing sources (uses)	(410,152)	275,423	685,575
Fund balance appropriated	1,365,500	-	(1,365,500)
Net change in fund balance	\$ -	143,776	\$ 143,776
Fund balances, beginning, before restatement		7,744,662	
Prior period adjustment		75,000	
Fund balances, beginning, restated		7,819,662	
Fund balances, ending		\$ 7,963,438	

TOWN OF BEECH MOUNTAIN
Capital Projects Fund - Town Hall
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Project Authorization	Actual Prior Years, Restated	Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Investment earnings	\$ -	\$ 6	\$ -	\$ 6	\$ 6
Total revenues	<u>-</u>	<u>6</u>	<u>-</u>	<u>6</u>	<u>6</u>
Expenditures					
Construction cost	1,900,000	226,505	1,465,192	1,691,697	208,303
Design and engineering	50,000	91,904	34,996	126,900	(76,900)
Admin and observation	-	-	3,672	3,672	(3,672)
Mobile office rental	-	-	19,890	19,890	(19,890)
Communications and hardware	46,000	12,211	81,825	94,036	(48,036)
Total expenditures	<u>1,996,000</u>	<u>330,620</u>	<u>1,605,575</u>	<u>1,936,195</u>	<u>59,805</u>
Revenues over (under) expenditures	<u>(1,996,000)</u>	<u>(330,614)</u>	<u>(1,605,575)</u>	<u>(1,936,189)</u>	<u>59,811</u>
Other financing sources and uses					
Transfer from General Fund	1,446,000	364,848	985,152	1,350,000	(96,000)
Loan proceeds	550,000	550,000	-	550,000	-
Total other financing sources and uses	<u>1,996,000</u>	<u>914,848</u>	<u>985,152</u>	<u>1,900,000</u>	<u>(96,000)</u>
Revenues and other financings sources over (under) expenditures	\$ <u>-</u>	\$ <u>584,234</u>	(620,423)	\$ <u>(36,189)</u>	\$ <u>(36,189)</u>
Fund balance, beginning			584,234		
Fund balance, ending			\$ <u>(36,189)</u>		

TOWN OF BEECH MOUNTAIN
Combining Balance Sheets
Nonmajor Governmental Funds
June 30, 2024

	Special Police Revenue Fund	Emergency Telephone System Fund	Total Nonmajor Governmental Funds
Assets			
Restricted cash	\$ 59,499	\$ 268,389	\$ 327,888
Due from other governments	-	4,180	4,180
Total assets	<u>59,499</u>	<u>272,569</u>	<u>332,068</u>
Liabilities and Fund Balances			
Liabilities:			
Accounts payable and accrued liabilities	-	1,882	1,882
Total liabilities	<u>-</u>	<u>1,882</u>	<u>1,882</u>
Fund balances:			
Restricted:			
Stabilization by State Statute	-	4,180	4,180
Public safety	59,499	266,507	326,006
Total fund balances	<u>59,499</u>	<u>270,687</u>	<u>330,186</u>
Total liabilities and fund balances	<u>\$ 59,499</u>	<u>\$ 274,451</u>	<u>\$ 333,950</u>

TOWN OF BEECH MOUNTAIN
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2024

	American Rescue Plan Fund	Cops Golf Tournament Special Revenue Fund	Emergency Telephone System Fund	Total Nonmajor Governmental Funds
Revenues:				
Donations	\$ -	\$508	\$ -	\$508
Restricted intergovernmental	-	-	50,161	50,161
Interest	-	-	4,070	4,070
Miscellaneous	-	4,975	-	4,975
Total revenues	-	5,483	54,231	59,714
Expenditures:				
Public safety	-	4,824	42,408	47,232
Total expenditures	-	4,824	42,408	47,232
Revenues over (under) expenditures	-	659	11,823	12,482
Other financing sources (uses)				
Transfer to General Fund	(103,258)	-	-	(103,258)
Total other financing (uses) and sources	(103,258)	-	-	(103,258)
Net change in fund balance	(103,258)	659	11,823	(90,776)
Fund balance, beginning before restated	103,258	58,840	259,226	421,324
Prior period adjustment	-	-	(362)	(362)
Fund balance, beginning, restated	103,258	58,840	258,864	420,962
Fund balance, ending	\$ -	\$ 59,499	\$ 270,687	\$ 330,186

TOWN OF BEECH MOUNTAIN
Nonmajor Special Revenue Fund - American Rescue Plan Grant Project Fund
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Project Authorization	Actual Prior Years	Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Restricted intergovernmental	\$ 103,258	\$ 103,258	\$ -	\$ 103,258	\$ -
Total revenues	<u>103,258</u>	<u>103,258</u>	<u>-</u>	<u>103,258</u>	<u>-</u>
Expenditures					
Revenues over (under) expenditures	103,258	103,258	-	103,258	-
Other financing sources and uses					
Transfer to the General Fund	(103,258)	-	(103,258)	(103,258)	-
Total other financing sources and uses	<u>(103,258)</u>	<u>-</u>	<u>(103,258)</u>	<u>(103,258)</u>	<u>-</u>
Revenues and other financings sources over (under) expenditures	\$ <u>-</u>	\$ <u>103,258</u>	(103,258)	\$ <u>-</u>	\$ <u>-</u>
Fund balance, beginning			103,258		
Fund balance, ending			\$ <u>-</u>		

Statement 6

TOWN OF BEECH MOUNTAIN
Emergency Telephone System Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
Revenues:			
Restricted intergovernmental revenues	\$ 50,161	\$ 50,161	\$ -
Other	3,000	-	(3,000)
Investment earnings	-	4,070	4,070
Total Revenues	53,161	54,231	1,070
Expenditures:			
Telephone		8,779	
Training		2,376	
Repairs and maintenance		888	
Contract services		20,231	
Data processing		9,000	
Supplies and materials		174	
Capital outlay		960	
Total Expenditures	95,700	42,408	53,292
Revenues over (under) expenditures	(42,539)	11,823	54,362
Other financing sources (uses):			
Transfer from reserve	42,539	-	(42,539)
Revenues over (under) expenditures	-	11,823	11,823
Appropriated fund balance		-	-
Net change in fund balance	\$ -	11,823	\$ 11,823
Fund balance, beginning before restated		259,226	
Prior period adjustment		(362)	
Fund balance, beginning, restated		258,864	
Fund balance, ending		\$ 270,687	

Statement 7

TOWN OF BEECH MOUNTAIN
Special Police Revenue Fund - Nonmajor Special Revenue Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
Revenues:			
Donations	\$ -	\$ 508	\$ 508
BEEHCOP Promotions	5,000	4,975	(25)
Total Revenues	<u>5,000</u>	<u>5,483</u>	<u>483</u>
Expenditures:			
Other	5,000	4,824	176
Total Expenditures	<u>5,000</u>	<u>4,824</u>	<u>176</u>
Revenues over (under) expenditures	\$ <u>-</u>	<u>659</u>	\$ <u>659</u>
Fund balance, beginning		58,840	
Fund balance, ending		<u>\$ 59,499</u>	

Statement 8

TOWN OF BEECH MOUNTAIN
Water and Sewer Fund
Schedule of Revenues and Expenditures
Budget and Actual (Non-GAAP)
For the Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
Revenues:			
Charges for services		\$ 3,555,612	
Availability fee		315,569	
Water and sewer tap fees		111,000	
Miscellaneous		48,298	
Total operating revenues	\$ 3,815,196	4,030,479	\$ 215,283
Nonoperating revenues:			
Interest earnings		67,327	
Total nonoperating revenues	67,000	67,327	327
Total Revenues	3,882,196	4,097,806	215,610
Expenditures:			
Water and sewer administration:			
Salaries		262,533	
Insurance		65,344	
Other operating expenditures		114,468	
Total water and sewer administration	450,659	442,345	8,314
Water treatment:			
Salaries and employee benefits		431,017	
Utilities		265,337	
Other operating expenditures		532,479	
Total water treatment	1,238,319	1,228,833	9,486
Waste collection and treatment:			
Salaries and employee benefits		163,699	
Utilities		80,110	
Other operating expenses		161,063	
Total wastewater treatment	417,497	404,872	12,625
Taps and system maintenance:			
Other operating expenses		236,962	
Total taps and system maintenance	\$ 288,950	\$ 236,962	\$ 51,988

Statement 8 (cont.)

TOWN OF BEECH MOUNTAIN
Water and Sewer Fund
Schedule of Revenues and Expenditures
Budget and Actual (Non-GAAP)
For the Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
Debt Service:			
Interest and other charges		\$ 222,582	
Principal retirement		450,409	
Total debt service	\$ 687,129	672,991	\$ 14,138
Capital outlay:			
Waster treatment	109,662	95,480	
Taps and system	75,000	61,519	
Water treatment	13,500	13,302	
Total capital outlay	198,162	170,301	27,861
Total expenditures	3,280,716	3,156,304	124,412
Revenues over (under) expenditures	601,480	941,502	340,022
Other financing sources (uses):			
Transfer to source water development project	(276,480)	(270,484)	(5,996)
Transfer to capital reserve	(325,000)	(315,569)	(9,431)
Total other sources	(601,480)	(586,053)	(15,427)
Revenues and other sources over expenditures and other sources	\$ -	355,449	\$ 355,449

**Reconciliation from budgetary basis
(modified accrual) to full accrual:**

Revenues and other sources over expenditures and other sources	355,449
Reconciling items:	
Principal retirement	450,409
Capital outlay	170,301
Increase in accrued vacation pay	(1,680)
Decrease in deferred inflows of resources - pensions	(2,104)
Decrease in deferred outflows of resources - pensions	195,642
Decrease in net pension liability	(331,823)
Loss on sale of fixed assets	(3,369)
Transfer to source water development project and capital reserve	586,053
Restricted intergovernmental revenues - capital projects funds	1,747,028
Miscellaneous revenues from 2022 water main improvement project	14,038
Miscellaneous revenues from source water development project	328
ARP Watershed study project fund	(88,316)
Service line maintenance project fund	(4,329)
Depreciation	(757,349)
Total reconciling items	1,974,829
Change in net position	\$ 2,330,278

TOWN OF BEECH MOUNTAIN
Capital Reserve Fund
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
Revenues:			
Investment earnings	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures:			
Revenues over (under) expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Other financing sources (uses):			
Appropriated fund balance	-	-	-
Transfer from water and sewer fund	<u>-</u>	<u>315,569</u>	<u>315,569</u>
Revenues and other financing sources over (under) expenditures	<u>\$ -</u>	<u>\$ 315,569</u>	<u>\$ 315,569</u>

TOWN OF BEECH MOUNTAIN
Water and Sewer Capital Project Fund - Source Water Development Project
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Project Authorization	Actual Prior Years, Restated	Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Miscellaneous revenues	\$ -	\$ 552	\$ 328	\$ 880	\$ 880
Total revenues	<u>-</u>	<u>552</u>	<u>328</u>	<u>880</u>	<u>880</u>
Expenditures					
Pine Ridge well construction	321,000	142,781	219,285	362,066	(41,066)
Surveying and engineering	1,994,500	220,414	243,647	464,061	1,530,439
Permitting	10,000	-	-	-	10,000
Administration	3,576	1,672	-	1,672	1,904
Legal public relations	126,000	7,333	11,598	18,931	107,069
Consulting	45,000	521	6,963	7,484	37,516
Total expenditures	<u>2,500,076</u>	<u>372,721</u>	<u>481,493</u>	<u>854,214</u>	<u>1,645,862</u>
Revenues over (under) expenditures	<u>(2,500,076)</u>	<u>(372,169)</u>	<u>(481,165)</u>	<u>(853,334)</u>	<u>1,646,742</u>
Other financing sources and uses					
Loan proceeds	1,615,050	-	-	-	(1,615,050)
Transfer from water and sewer fund	885,026	596,947	270,484	867,431	(17,595)
Total other financing sources and uses	<u>2,500,076</u>	<u>596,947</u>	<u>270,484</u>	<u>867,431</u>	<u>(1,632,645)</u>
Revenues and other financings sources over (under) expenditures	<u>\$ -</u>	<u>\$ 224,778</u>	<u>\$ (210,681)</u>	<u>\$ 14,097</u>	<u>\$ 14,097</u>

TOWN OF BEECH MOUNTAIN
Water and Sewer Capital Project Fund - Pond Creek Sewershed Study
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Project Authorization	Actual Prior Years	Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Restricted intergovernmental:					
State fiscal recovery ARPA Grant ARP-0049	\$ 400,000	\$ 58,218	\$ 79,817	138,035	\$ (261,965)
Total	<u>400,000</u>	<u>58,218</u>	<u>79,817</u>	<u>138,035</u>	<u>(261,965)</u>
Expenditures					
Flow meter rental	30,000	-	32,815	32,815	(2,815)
Sewer camera purchase	40,000	41,257	-	41,257	(1,257)
Engineering analysis	218,000	16,961	55,501	72,462	145,538
Contracted excavation	17,000	-	-	-	17,000
Contracted sewer camera inspection	95,000	-	-	-	95,000
Total	<u>400,000</u>	<u>58,218</u>	<u>88,316</u>	<u>146,534</u>	<u>253,466</u>
Revenues over (under) expenditures	\$ <u>-</u>	\$ <u>-</u>	\$ <u>(8,499)</u>	<u>(8,499)</u>	\$ <u>(8,499)</u>

TOWN OF BEECH MOUNTAIN
Water and Sewer Capital Project Fund - Service Line Maintenance
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Project Authorization	Actual Prior Years, Restated	Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Restricted intergovernmental:					
ARPA Grant	\$ 1,000,000	\$ -	\$ -	\$ -	\$ (1,000,000)
Total	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,000,000)</u>
Expenditures					
Construction cost	947,000	-	-	-	947,000
Design and engineering	10,500	-	4,329	4,329	6,171
Construction admin cost	25,000	-	-	-	25,000
Grant admin fees	2,500	-	-	-	2,500
Contingency	15,000	-	-	-	15,000
Total	<u>1,000,000</u>	<u>-</u>	<u>4,329</u>	<u>4,329</u>	<u>995,671</u>
Revenues over (under) expenditures	\$ <u>-</u>	\$ <u>-</u>	\$ <u>(4,329)</u>	\$ <u>(4,329)</u>	\$ <u>(4,329)</u>

TOWN OF BEECH MOUNTAIN
Water and Sewer Capital Project Fund - 2024 Skiloft Stormwater Capital Project
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Project Authorization	Actual Prior Years	Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Restricted intergovernmental:					
State fiscal recovery ARPA Grant SRP-D- ARP-0089	\$ 1,000,000	\$ -	\$ 676,098	\$ 676,098	\$ (323,902)
State Earmark Grant S.L. 2023-134	1,094,512	-	-	-	(1,094,512)
Total	<u>2,094,512</u>	<u>-</u>	<u>676,098</u>	<u>676,098</u>	<u>(1,418,414)</u>
Expenditures					
Surveying and engineering design - water service lines	21,000	-	-	-	21,000
Surveying and engineering design - retaining walls and grading	100,000	-	100,000	100,000	-
Stormwater improvements	1,822,392	-	553,653	553,653	1,268,739
Construction admin/observation	60,000	-	223	223	59,777
Contingency	91,120	-	-	-	91,120
Total	<u>2,094,512</u>	<u>-</u>	<u>653,876</u>	<u>653,876</u>	<u>1,440,636</u>
Revenues over (under) expenditures	\$ <u>-</u>	\$ <u>-</u>	\$ <u>22,222</u>	<u>22,222</u>	\$ <u>22,222</u>

TOWN OF BEECH MOUNTAIN
Water and Sewer Capital Project Fund - 2022 Sewer Main Improvement Project
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Project Authorization	Actual Prior Years, Restated	Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Restricted intergovernmental:					
Miscellaneous revenues	\$ 143,368	\$ -	\$ -	\$ -	\$ (143,368)
Total revenues	<u>143,368</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(143,368)</u>
Expenditures					
Contract A construction cost	2,350,010	-	199,274	199,274	2,150,736
Contract B construction cost	944,260		486,589	486,589	457,671
Design and engineering	187,000	213,623	(21,272)	192,351	(5,351)
Sewer line assessment	362,024	205,112	40,508	245,620	116,404
Construction admin and observation	75,000	-	-	-	75,000
Contingency	164,700	-	-	-	164,700
2% loan admin fee	80,900	-	80,911	80,911	(11)
Legal, permitting and testing	25,000	680	-	680	24,320
Total expenditures	<u>4,188,894</u>	<u>419,415</u>	<u>786,010</u>	<u>1,205,425</u>	<u>2,983,469</u>
Revenues over (under) expenditures	<u>(4,045,526)</u>	<u>(419,415)</u>	<u>(786,010)</u>	<u>(1,205,425)</u>	<u>2,840,101</u>
Other financing sources and uses					
SRF Loan Proceeds	4,045,526	419,415	526,036	945,451	(3,100,075)
Total other financing sources and uses	<u>4,045,526</u>	<u>419,415</u>	<u>526,036</u>	<u>945,451</u>	<u>(3,100,075)</u>
Revenues and other financings sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (259,974)</u>	<u>\$ (259,974)</u>	<u>\$ (259,974)</u>

TOWN OF BEECH MOUNTAIN
Water and Sewer Capital Project Fund - 2022 Water Main Improvement Project
Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)
From Inception and For the Fiscal Year Ended June 30, 2024

	Project Authorization	Actual Prior Years, Restated	Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Restricted intergovernmental:					
ARPA Grant-0126	\$ 4,000,000	\$ 172,617	\$ 1,007,978	\$ 1,180,595	\$ (2,819,405)
Miscellaneous revenues	16,000	-	14,038	14,038	(1,962)
Total revenues	<u>4,016,000</u>	<u>172,617</u>	<u>1,022,016</u>	<u>1,194,633</u>	<u>(2,821,367)</u>
Expenditures					
Contract A construction cost	5,160,224	-	541,860	541,860	4,618,364
Contract B construction cost	1,280,900	-	420,173	420,173	860,727
Design and engineering	226,500	172,017	63,390	235,407	(8,907)
Other contract B	27,000	-	68,799	68,799	(41,799)
Construction admin and observation	88,500	-	-	-	88,500
Contingency	320,000	-	-	-	320,000
2% loan admin fee	63,500	-	63,512	63,512	(12)
Legal, permitting and testing	25,000	600	5,776	6,376	18,624
Total expenditures	<u>7,191,624</u>	<u>172,617</u>	<u>1,163,510</u>	<u>1,336,127</u>	<u>5,855,497</u>
Revenues over (under) expenditures	<u>(3,175,624)</u>	<u>-</u>	<u>(141,494)</u>	<u>(141,494)</u>	<u>3,034,130</u>
Other financing sources and uses					
SRF Loan Proceeds	<u>3,175,624</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(3,175,624)</u>
Total other financing sources and uses	<u>3,175,624</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(3,175,624)</u>
Revenues and other financings sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (141,494)</u>	<u>\$ (141,494)</u>	<u>\$ (141,494)</u>

Statement 16

TOWN OF BEECH MOUNTAIN
Sanitation Fund
Schedule of Revenues and Expenditures
Budget and Actual (Non-GAPP)
For the Year Ended June 30, 2024

	Budget	Actual	Variance Positive (Negative)
REVENUES :			
Charges for services		\$ 790,999	
Recycling revenue		3,974	
Total operating revenues	\$ 792,330	794,973	\$ 2,643
Nonoperating revenues:			
Interest earnings	150	12,363	12,213
Total revenues	792,480	807,336	14,856
EXPENDITURES :			
Sanitation:			
Salaries and employee benefits		594,564	
Vehicle maintenance		23,181	
Other operating expenditures		115,840	
Capital outlay		7,082	-
Total sanitation	792,480	740,667	51,813
Debt Service:			
Interest and other charges		16,947	
Principal retirement		91,149	
Total debt service	154,100	108,096	46,004
Total expenditures	946,580	848,763	97,817
Revenues over (under) expenditures	(154,100)	(41,427)	97,817
Other financing sources and (uses)			
Proceeds from sale of fixed assets	-	5,075	
Total other financing sources and (uses)	-	5,075	5,075
Fund balance appropriated	154,100	-	154,100
Revenues and other sources over expenditures and other uses	\$ -	(36,352)	\$ (36,352)

Reconciliation from budgetary basis
(modified accrual) to full accrual:

Revenues and other sources over expenditures and other uses	(36,352)
Reconciling items:	
Depreciation	(121,013)
Loss on sale of fixed assets	(74,417)
Capital outlay	7,082
Principal retirement	91,149
Decrease in deferred inflows of resources - pensions	(1,035)
Decrease in deferred outflows of resources - pensions	118,734
Decrease in net pension liability	(206,309)
Decrease in accrued vacation pay	(1,512)
Total reconciling items	(187,321)
Change in net position	\$ (223,673)

TOWN OF BEECH MOUNTAIN
Schedule of Ad Valorem Taxes Receivable
June 30, 2024

<u>Fiscal year:</u>	<u>Uncollected Balance June 30, 2023</u>	<u>Additions</u>	<u>Collections and Credits</u>	<u>Uncollected Balance June 30, 2024</u>
2023 - 2024	\$ -	6,638,551	6,503,779	134,772
2022 - 2023	82,230	-	40,383	41,847
2021 - 2022	17,830	-	5,529	12,301
2020 - 2021	12,581	-	1,317	11,264
2019 - 2020	17,681	-	1,342	16,339
2018 - 2019	23,873	-	3,436	20,437
2017 - 2018	16,813	-	2,123	14,690
2016 - 2017	7,726	-	-	7,726
2015 - 2016	9,520	-	669	8,851
2014 - 2015	9,760	-	616	9,144
2013 - 2014	5,982	-	5,982	-
	<u>\$ 203,996</u>	<u>6,638,551</u>	<u>6,565,176</u>	<u>277,371</u>
Less: allowance for uncollectible accounts:				
General Fund				<u>(58,683)</u>
Ad valorem taxes receivable - net				<u>218,688</u>

Reconciliation with revenues:

Ad valorem taxes - General Fund	6,599,021
Reconciling items:	
Interest collected	(33,065)
Other reconciling items	(6,762)
Taxes written off	5,982
Total collections and credits	<u>6,565,176</u>

TOWN OF BEECH MOUNTAIN

Analysis of Current Tax Levy

Town-Wide Levy

June 30, 2024

				Total Levy	
	Property Valuation	Rate	Amount of Levy	Property excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxed at current year's rate	\$ 1,000,517,671	0.65	6,503,425	6,503,425	-
Registered motor vehicles at current year's rate	<u>20,817,538</u>	0.65	<u>135,314</u>	<u>-</u>	<u>135,314</u>
Total	1,021,335,209		6,638,739	6,503,425	135,314
Discoveries:					
Current year taxes	188,900		1,274	1,274	-
Abatements					
	<u>(225,000)</u>		<u>(1,463)</u>	<u>(1,463)</u>	<u>-</u>
Total property valuation:	<u><u>\$ 1,021,299,109</u></u>				
Net levy			6,638,551	6,503,237	135,314
Uncollected taxes at June 30, 2024			<u>(134,772)</u>	<u>(134,772)</u>	<u>-</u>
Current year's taxes collected		\$	<u><u>6,503,779</u></u>	<u><u>6,368,465</u></u>	<u><u>135,314</u></u>
Current levy collection percentage			<u>97.97%</u>	<u>97.93%</u>	<u>100.00%</u>

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Independent Auditor's Report

**Report On Internal Control Over Financial Reporting And On Compliance and Other Matters Based On An Audit
Of Financial Statements Performed In Accordance With Government Auditing Standards**

To the Honorable Mayor and
Members of the Town Council
Town of Beech Mountain, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Beech Mountain, North Carolina, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprises the Town of Beech Mountain's basic financial statements, and have issued our report thereon dated November 25, 2024. The financial statements of the Town of Beech Mountain TDA were not audited in accordance with Government Auditing Standards.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Town of Beech Mountain' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Town of Beech Mountain' internal control. Accordingly, we do not express an opinion on the effectiveness of Town of Beech Mountain' internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

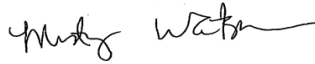
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying Schedule of Findings and Questioned Costs as 2024-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of Beech Mountain' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink, appearing to read "Judy Watson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Boone, NC
November 25, 2024

**MISTY D WATSON, CPA, P.A.
CERTIFIED PUBLIC ACCOUNTANT
PO BOX 2122
BOONE, NORTH CAROLINA 28607
TELEPHONE (704) 907-5053**

Independent Auditor's Report

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND THE
STATE SINGLE AUDIT IMPLEMENTATION ACT

Members of Town Council
Town of Beech Mountain, North Carolina

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Town of Beech Mountain, North Carolina's (the "Town")'s compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* and the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission, that could have a direct and material effect on each of the Town's major federal programs for the year ended June 30, 2024. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

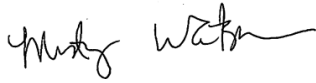
Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a State program on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a State program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a State program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Boone, North Carolina
November 25, 2024

TOWN OF BEECH MOUNTAIN, NORTH CAROLINA
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2024

I. Summary of Auditor's Results

Financial Statements

Internal control over financial reporting:

Material weakness identified?	<u> X </u> Yes	<u> </u> No
Significant deficiency identified that is not considered to be material weaknesses	<u> </u> Yes	<u> X </u> None reported

Noncompliance material to financial statements noted	<u> X </u> Yes	<u> </u> No
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Federal Awards

Internal control over major Federal programs:

Material weakness identified?	<u> </u> Yes	<u> X </u> No
Significant deficiencies identified that are not considered to be material weaknesses	<u> </u> Yes	<u> X </u> None reported

Type of auditor's report issued on compliance for major Federal programs:	Unmodified
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Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	<u> </u> Yes	<u> X </u> No
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Identification of major Federal programs:

<u>Program Name</u>	<u>CFDA#</u>
Coronavirus State and Local Fiscal Recovery Fund, Drinking Water Improvements	21.027
Dollar threshold used to distinguish between Type A and Type B Programs:	\$ 750,000
Auditee qualified as low-risk auditee	<u> </u> Yes <u> X </u> No

II. Financial Statement Findings

2024-001 Material Weakness in Internal Control Over Compliance – Over expenditure of budget

Criteria: North Carolina G.S. 159-28(a) states “No obligation may be incurred in a program, function or activity accounted for in a fund included in the budget ordinance unless the budget ordinance includes an appropriation sufficient to pay in the current fiscal year the sums obligated by the transaction for the current fiscal year”.

Condition and Context: The Town over expended their adopted budget ordinance in the General Fund, transportation by \$724,823.

Effect: The Town authorized and paid obligations not budgeted in violation of G.S. 159-28.

Cause: The Town entered into a 30-year lease that caused the Town to incur capital outlay and lease proceeds that were not budgeted in the General Fund.

Recommendation: We recommend the Town appropriately budget annual expenditures.

Management's response: See Corrective Action Plan

III. Federal Award Findings and Questioned Costs

None reported.

Council Members

Weidner Abernethy, Mayor
Kelly Melang, Vice Mayor
Art Beckman
Alan Villanova
M.W. Stanford



Town Manager

Bob Pudney

Town Attorney

Stacy C. Eggers IV

Town of Beech Mountain, North Carolina
Corrective Action Plan
For the Year Ended June 30, 2024

Section II. Financial Statement Findings

Finding 2024-001

Prior Period Adjustments

Name of Contact Person: Steve Smith, Finance Officer

Corrective Action: The Finance Director, Town Manager and the Town will on a monthly basis monitor budget to actual expenditures to ensure no budget violations in the future.

Proposed Completion Date: The Council will implement the above procedure immediately.

TOWN OF BEECH MOUNTAIN, NORTH CAROLINA
Schedule of Federal and State Awards
For the Year Ended June 30, 2024

Grantor/Pass-Through Grantor/Program/Cluster Title	Federal Assistance Listing Number	Pass-Through Grantor's Number	Federal (Direct & Pass- Through) Expenditures	State Expenditures	Passed-through to Subrecipients
Federal Awards:					
<u>U.S. Department of Environmental Protection</u>					
<u>Passed through N.C. Department of Environmental Quality</u>					
Division of Water Infrastructure					
DWSRP Loan, Drinking Water Wastewater	66.458	ARP-W-0185	526,036		
Total U.S. Department of Environmental Protection			526,036	-	-
<u>U.S. Department of Treasury</u>					
Coronavirus State and Local Fiscal Recovery Funds	21.027		103,258	-	-
American Rescue Plan (ARP)					
<u>Passed through N.C. Department of Environmental Quality</u>					
Coronavirus State and Local Fiscal Recovery Funds					
Stormwater Improvements	21.027	SRP-D-ARP-0089	676,098	-	-
Pond Creek Sewershed Study	21.027	AIA-W-ARP-0049	79,817	-	-
Drinking Water Improvements	21.027	SRP-D-ARP-0126 & WIF-2023	1,007,978	-	-
			1,763,893	-	-
Total U.S. Department of Treasury			1,867,151	-	-
Total Federal Awards			2,393,187	-	-
State Awards:					
<u>N.C. Department of Transportation:</u>					
Powell bill			-	137,839	-
Total State Awards			-	137,839	-
Total Federal and State Awards			\$ 2,393,187	\$ 137,839	\$ -

Notes to the Schedule of Expenditures of Federal and State Financial Awards:

1. Basis of Presentation:

The accompanying schedule of expenditures of federal and State awards (SEFSA) includes the federal and State award activity of the Town of Beech Mountain under the programs of the federal government and the State of North Carolina for the year ended June 30, 2024. The information in this SEFSA is presented in accordance with the requirements of Title 2 US Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the State Single Audit Implementation Act. Because the Schedule presents only a selected portion of the operations of the Town of Beech Mountain, it is not intended to and does not present the financial position, changes in net position or cash flows of the Town of Beech Mountain.

2. Summary of Significant Account Policies:

Expenditures reported in the SEFSA are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in this schedule may differ from amounts presented or used in the preparation of the basic financial statements.

3. Indirect Cost Rate

The Town has elected not to use the 10-percent minimis indirect cost rate as allowed under the Uniform Guidance.

4. Loan Outstanding

The Town of Beech Mountain had the following loan balances outstanding as of June 30, 2024. The loans made during the year are included in the SEFSA in the federal expenditures presented in the schedule. Balances and transactions during related to these programs are included in the Town's basic financial statements.

Program Title	Federal Assistance Listing Number	Amount Outstanding
Capitalization Grants for State Revolving Funds	66.458	676,098

MISTY D WATSON, CPA, P.A.
CERTIFIED PUBLIC ACCOUNTANT
PO BOX 2122
BOONE, NORTH CAROLINA 28607
TELEPHONE (704) 907-5053

To Town Council

Town of Beech Mountain
403 Beech Mountain Parkway
Beech Mountain, NC 28604

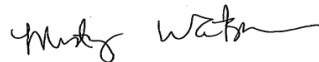
In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Town of Beech Mountain as of and for the year ended June 30, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered Town of Beech Mountain's system of internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Town of Beech Mountain's internal control. Accordingly, we do not express an opinion on the effectiveness of Town of Beech Mountain's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and, therefore, there can be no assurance that all such deficiencies have been identified. However, as we discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the following deficiencies in the Town of Beech Mountain's internal control to be material weaknesses:

The Town over expended the adopted budget ordinance in the General fund, transportation by \$724,823. In accordance with North Carolina G.S. 159-28(a), "No obligation may be incurred in a program, function or activity accounted for in a fund included in the budget ordinance unless the budget ordinance includes an appropriation sufficient to pay in the current fiscal year the sums obligated by the transaction for the current fiscal year". Management will review monthly budget to actual to ensure no overages in the immediate future.

This communication is intended solely for the information and use of management, the governing board, federal and State awarding agencies, and pass-through agencies, and is not intended to be and should not be used by anyone other than these specified parties.



Boone, NC

November 25, 2024



REPORT

TO: Town Council
FROM: Steve Smith
DATE: January 14, 2025
SUBJECT: November 2024 Finance and Budget Report

FOR THE PURPOSE OF:

To report on the financial condition of the Town.

SUPPORTING DOCUMENTS:

November 2024 Budget Report
November 2024 Finance Report

STAFF RECOMMENDATION:

Review

SIGNATURES:

Town Manager

Town Clerk

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENDITURE REPORT
AS OF NOVEMBER 30TH, 2024

General Fund					%Year Completed	42%
	Budget	Current Period	YTD Actual	Budget Balance	% YTD Budget	
<u>Revenue Summary</u>						
Tax Revenue	7,864,364	2,143,718	3,531,812	4,332,552	45%	
Investment Revenue	47,000	24,611	139,441	(92,441)	297%	
Miscellaneous Revenue	652,000	64,857	170,593	481,407	26%	
State Shared Revenue	2,866,704	2,245,141	2,851,969	14,735	99%	
Fees	81,000	6,702	39,761	41,239	49%	
Gains and Losses	50,000	-	-	50,000	0%	
Other Revenues	567,000	7,032	401,797	165,203	71%	
Other Sources	530,490			530,490	0%	
Total Revenue	12,658,558	4,492,061	7,135,373	5,523,185	56%	
<u>Expenditure Summary</u>						
Administration	3,542,788	235,030	868,157	2,674,631	25%	
Tax Collection	67,687	7,127	34,151	33,536	50%	
Visitors Center	343,169	33,858	135,229	207,940	39%	
Police	1,758,854	206,416	774,157	984,697	44%	
Fire	1,036,991	52,632	372,322	664,669	36%	
Building Inspections	318,824	27,623	116,368	202,456	36%	
Planning	192,724	15,666	73,299	119,425	38%	
Vehicle Maintenance	264,799	24,744	102,720	162,079	39%	
Road Maintenance	3,863,824	1,014,336	2,795,341	1,068,483	72%	
Recreation	1,268,898	204,618	715,665	553,233	56%	
Total Expenditures	12,658,558	1,822,050	5,987,409	6,671,149	47%	
Revenue Over/(Under) Expenditures	0	2670011.22	1147964.3			

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENDITURE REPORT
AS OF NOVEMBER 30TH, 2024

Utility Fund					%Year Completed	42%
	Budget	Current Period	YTD Actual	Budget Balance	% YTD Budget	
<u>Revenue Summary</u>						
Investment Revenue	10,000	5,073	27,805	(17,805)	278%	
Miscellaneous Revenue	27,500	1,120	2,867	24,633	10%	
Metered Sales & Fees	3,159,600	273,669	1,435,560	1,724,040	45%	
Availability Fees	243,600	22,396	113,904	129,696	47%	
Tap Fees	80,000	10,000	38,000	42,000	48%	
Source Water Development Fee	122,880	12,645	62,509	60,371	51%	
Other Sources	149,633	-	-	149,633	0%	
Total Revenue	3,793,213	324,903	1,680,645	2,112,568	44%	
<u>Expenditure Summary</u>						
Administration	2,196,490	91,108	469,384	1,727,106	21%	
Water Treatment	1,094,656	101,246	595,666	498,990	54%	
Waste Water Treatment	383,292	32,900	146,058	237,234	38%	
Taps & System	118,775	50,642	200,298	(81,523)	169%	
Total Expenditures	3,793,213	275,896	1,411,406	2,381,807	37%	
Revenue Over/(Under) Expenditures	-	49,007	269,239			

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENDITURE REPORT
AS OF NOVEMBER 30TH, 2024

Sanitation Fund %Year Completed 42%

	<u>Budget</u>	<u>Current Period</u>	<u>YTD Actual</u>	<u>Budget Balance</u>	<u>% YTD Budget</u>
<u>Revenue Summary</u>					
Investment Revenue	500	921	5,050	(4,550)	1010%
Miscellaneous Revenue	40,811	351	14,110	26,701	35%
State Revenue	370		128	242	35%
Fees	927,200	70,474	345,329	581,871	37%
Other Sources	305,000			305,000	0%
 Total Revenue	 1,273,881	 71,746	 364,617		 29%
 <u>Expenditure Summary</u>					
Sanitation	1,273,881	70,595	344,051	929,830	27%
 Total Expenditures	 1,273,881	 70,595	 344,051	 929,830	 27%
 Revenue Over/(Under) Expenditures	 -	 1,151	 20,566		

**Town of Beech Mountain
Monthly Financial Report
Fiscal Year 2025**

General Fund

	<u>Budget</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	Through the reported month 8.33%	<u>% of Budget</u>
Total Revenue	11,546,558	129,109	77,958	1,166,793	1,284,311	4,492,061								7,150,232	61.93%
Total Expenditures	11,546,558	831,184	806,742	858,772	1,668,661	1,822,050								5,987,409	51.85%
Unaudited General Fund fund balance as of July 1st	8,113,814	8,113,814	7,411,740	6,682,956	6,990,977	6,606,627								8,113,814	
Revenues Less Expenditures		(702,074)	(728,784)	308,021	(384,350)	2,670,011	-	-	-	-	-	-	-	1,162,824	
Estimated change to Fund Balance		7,411,740	6,682,956	6,990,977	6,606,627	9,276,638	-	-	-	-	-	-	-	9,276,638	

Water/Sewer Enterprise Fund

Total Revenue	3,793,213	356,830	364,484	312,665	321,762	324,903								1,680,644	44.31%
Total Expenses	3,793,213	282,964	239,498	182,353	430,692	275,898								1,411,405	37.21%
Unaudited Unrestricted Cash Reserves as July 1st	2,516,554	2,516,554	2,590,420	2,715,406	2,845,718	2,736,788								2,516,554	
Revenues Less Expenses		73,866	124,986	130,312	(108,930)	49,005	-	-	-	-	-	-	-	269,239	
Estimated Change in Cash Reserves		2,590,420	2,715,406	2,845,718	2,736,788	2,785,793	-	-	-	-	-	-	-	2,785,793	

Sanitation Enterprise Fund

Total Revenue	1,273,881	78,761	72,506	71,104	70,500	71,746								364,617	28.62%
Total Expenses	1,273,881	116,113	52,333	51,735	53,275	70,595								344,051	27.01%
Unaudited Unrestricted Cash Reserves as July 1st	595,585	595,585	558,233	578,406	597,775	615,000								595,585	
Revenues Less Expenses		(37,352)	20,173	19,369	17,225	1,151	-	-	-	-	-	-	-	20,566	
Estimated Change in Cash Reserves		558,233	578,406	597,775	615,000	616,151	-	-	-	-	-	-	-	616,151	

Book Value - Cash & Investments All FUNDS

	<u>Fund</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>
1. Trust Bank (Pooled)	Pooled	1,143,152	1,181,346	910,320	1,499,037	3,745,515							
2. North Carolina Capital Management Trust	General Fund	6,227,287	6,736,647	6,286,669	5,350,517	5,659,161							
3. Mountain Community - Certificates of Deposit	General Fund	103,500	103,500	103,500	103,500	103,500							
4. North Carolina Capital Management Trust	Utility Fund	1,327,814	1,333,702	1,339,259	1,349,753	1,349,753							
5. North Carolina Capital Management Trust	Sanitation Fund	241,161	242,230	243,239	245,145	245,145							
6. North Carolina Capital Management Trust	E911 Fund	80,275	80,631	80,967	81,601	81,601							
Total Cash & Investments		9,123,189	9,678,056	8,963,954	8,629,553	11,184,675	-	-	-	-	-	-	-

All accounts reconciled through reporting month

Transfers for the reported month

No transfers in November



REPORT

TO: Town Manager and Town Council
FROM: Sean Royall
DATE: January 14, 2025
SUBJECT: December 2024 Recreation Report

FOR THE PURPOSE OF:

For review by town manager and town council

ATTACHED FOR YOUR CONSIDERATION:

December 2024 Recreation Report

SIGNATURES:

Town Manager

Town Clerk



December 2024 Recreation Report

Facility Report

Finance Report

Total Monthly Revenue	\$6,103.00
Parking Lot Monthly Revenue	\$7,859.55
Total Recreation Revenue	\$13,962.55

Detailed Revenue Totals

Program Registrations \$1,360.00

Memberships \$2,915.00

Facility Reservations \$1,110.00

POS \$668.00

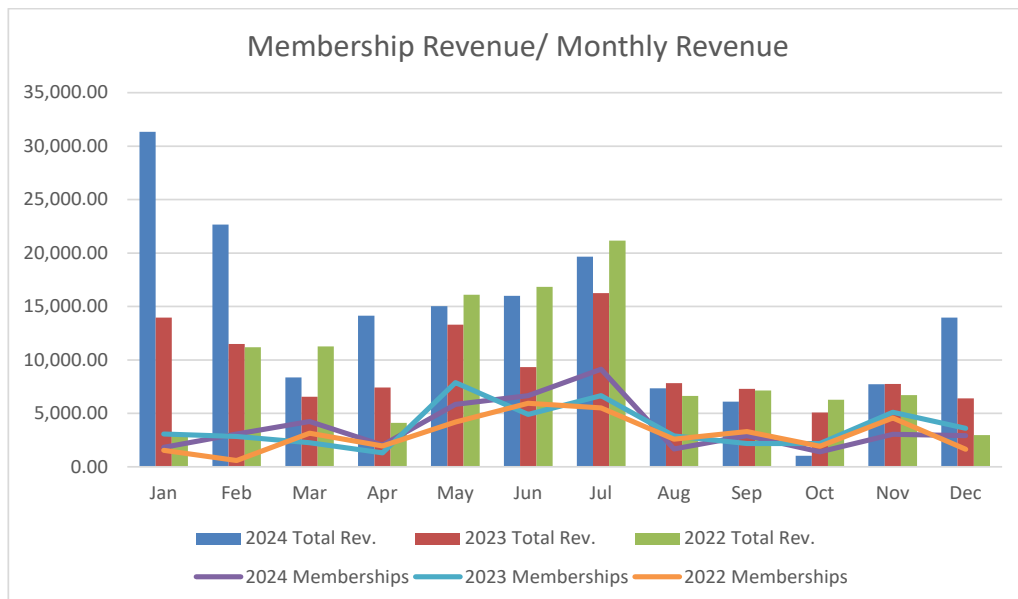
Check-In Report

Member Visits	751
Non-Member Visits	63

Membership Report

Total Memberships \$2,915.00

Family Annual \$2,050.00	Individual Annual \$525.00	Week Passes \$340.00
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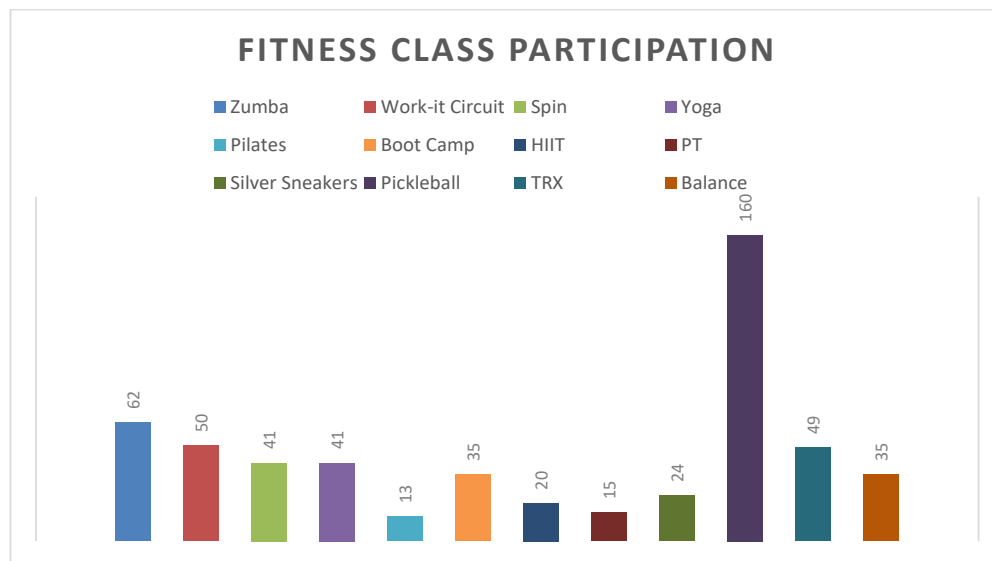


Fitness Report

Participants:

Number of classes offered in the month/ Participants.

Zumba	8	52
Work-it Circuit	8	75
Spin	8	37
Yoga	8	68
Boot Camp	4	20
HIIT	4	19
TRX	4	23
Personal Training		47



Respectfully Submitted,
 Sean Royall
 Parks and Recreation Director
 Town of Beech Mountain



REPORT

TO: Mayor and Town Council Members
FROM: Bob Pudney
DATE: January 14, 2025
SUBJECT: Fire Department Monthly Report

SIGNATURES:

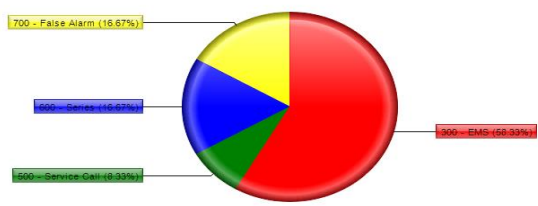
Town Manager

Town Clerk

BEECH MOUNTAIN FIRE DEPARTMENT Monthly Report December 31, 2024			
EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	8	12	65
MEDICAL CALLS	33	32	142
FIRE SAFETY INSPECTIONS	1	0	21
PUBLIC EDUCATION	0	0	0
FIRE HYDRANT INSPECTIONS	0	0	0
TRAINING HOURS	385	196	1246
MEETINGS	5	5	33

COMMENTS:

Membership Recruitment Program.
Disaster Recovery
Winter Operations





REPORT

TO: Mayor and Town Council
FROM: Tim Barnett
DATE: January 14, 2025
SUBJECT: Police Department Monthly Report

SIGNATURES:

Town Manager

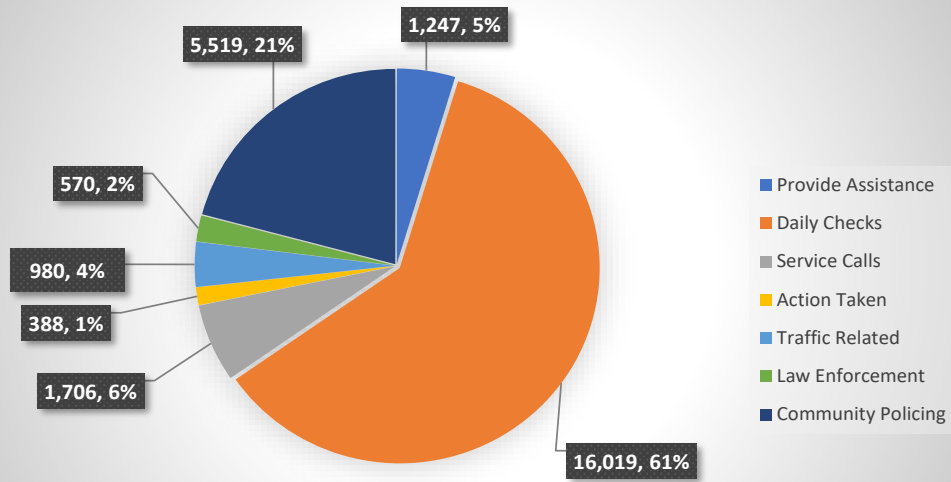
Town Clerk



Activity Log Yearly Summary Totals
Beech Mountain Police Department
January 1, 2024 through December 31, 2024

<i>Call Type</i>	<i>2023</i>	<i>2024</i>	<i>Call Type</i>	<i>2023</i>	<i>2024</i>
Provide Assistance			Traffic Related		
Assist Fire Department	15	18	Driving While Impaired	7	9
Assist Investigation	0	0	Improper Parking	81	107
Assist Other Agency	83	81	Stationary/Directed Patrol	391	359
Assist Town Dept/Business	14	13	Traffic Control	32	21
Assist Homeowner	55	30	Vehicle Accidents	71	78
Assist Motorist	412	399	Vehicle Stops	321	406
Assist Other Officer	275	323			
Escort	213	339	Law Enforcement Calls		
Assist Medical Calls	52	44	911 Hang Ups	21	78
			Alarms	81	91
Daily Checks			Breaking & Entering	16	4
Business Checks	11,995	11,625	Domestic Complaints	20	13
Care Track Test	0	0	Assault / Fights	8	7
Security Checks	259	1,189	Fire Works Violations	3	14
Residence Checks	2,149	3,106	Fraud	8	1
Welfare Check	28	99	Hit & Run	5	2
			Intoxicated/Drunk & Disruptive	4	3
Service Calls			Investigation	15	31
Animal Control Domestic/Wildlife	139	99	Larceny	18	18
Calls for Service	1,191	1,490	Mental Subject	11	2
Deliver Letter/Message	36	32	Missing Person	5	7
Found Property	20	11	Noise Disturbance/Loud Music	42	51
Golf Cart / UTV Inspections	26	32	Open Door/Open Window	61	52
ATV/Golf Cart Complaints	1	2	Prowler	1	6
Recreation/Town Deposit	68	40	Shots Fired/Sound of Shots Fired	4	3
COVID/mask	0	0	Subject with Gun/Weapon	1	0
			Suspicious Vehicle/Person/Pack.	112	123
Action Taken			Trespassing	37	36
Court	6	12	Vandalism	3	5
Felony Arrest	1	4	Continuing Investigation	16	23
Misdemeanor Arrest	6	15			
State Citations	56	50	Community Policing		
Town Ordinance Violations	102	17	Community Policing Contacts	3,519	5,473
Verbal Warning	241	279	Community Events	44	46
Warning Citations	17	5			
Warrant Service	11	6			
2023 Event Totals: 23,248			2024 Event Totals: 27,377		

2024 Monthly Condensed Calls





REPORT

TO: Town Council
FROM: Daniel Davis
DATE: January 14, 2025
SUBJECT: DOI Monthly Report

FOR THE PURPOSE OF:

Monthly operation reports for Public Works, Utilities, and Sanitation.

SIGNATURES:

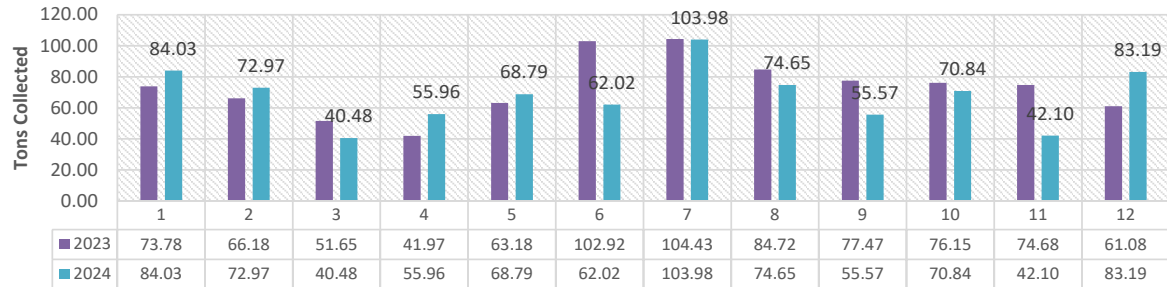
Town Manager

Town Clerk

Sanitation Department
Monthly Report

2023	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING					ROAD MAINTENANCE					
			RECYCLED METAL	Mixed Paper and Plastic	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	73.78	Res. Const. Day	1.36	0.85	1.16	0.13	0.00						
FEB	66.18	Res. Const. Day	1.36	0.76	1.06	0.13	4.05						
MAR	51.65	Res. Const. Day	0.00	1.83	1.34	0.15	0.00	13		3	7		
APR	41.97	Res. Const. Day	7.23	0.92	0.96	0.18	0.00	7		5	5	12	
MAY	63.18	Res. Const. Day	11.50	1.27	1.02	0.22	0.00	25	25	20	15	25	8
JUN	102.92	Res. Const. Day	2.25	1.71	2.31	0.40	4.79	25	25	15	12	25	8
JUL	104.43	Res. Const. Day	2.00	1.68	3.43	0.60	4.03	16	2	16	11	5	8
AUG	84.72	Res. Const. Day	5.05	2.16	3.36	0.41	4.04	16	8	8	9	5	8
SEPT	77.47	Res. Const. Day	3.26	1.50	3.37	0.29	3.92	6	9	5	0	0	8
OCT	76.15	Res. Const. Day	4.78	3.04	0.09	0.27	3.75	12	0	2	6	0	0
NOV	74.68	Res. Const. Day	0.00	0.79	1.03	0.46	0.00	3	2	2	0	0	0
DEC	61.08	Res. Const. Day	2.67	0.40			3.65						
YTD TOTALS	878.21	0.00	41.46	16.91	19.13	3.24	28.23	123.00	71	76	65	72	40
2024	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING					ROAD MAINTENANCE					
			RECYCLED METAL	Mixed Paper and Plastic	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	84.03	Res. Const. Day		0.29	1.32	0.25	3.68		4.00	12.00			
FEB	72.97	Res. Const. Day	2.50	0.22	1.03	0.35	3.66		2				
MAR	40.48	Res. Const. Day	2.75	0.89	0.98	0.15	0.00	27	14			6	
APR	55.96	Res. Const. Day	3.17	0.58	1.00	0.29	0.00	60	9	2	2	2	24
MAY	68.79	Res. Const. Day	2.42	1.76	1.42	0.31	3.79	35	0	0	1	4	49
JUN	62.02	Res. Const. Day	2.19	0.72	2.20	0.55	4.19	32	2	0	1	0	59
JUL	103.98	Res. Const. Day	2.77	2.15	2.50	0.46	4.14	68	3	0	5	2	11
AUG	74.65	Res. Const. Day	7.77	1.13	2.33	0.81	0.00	65	0	0	0	0	4
SEPT	55.57	Res. Const. Day	3.17	1.47	2.50	0.60	5.74	8	0	0	9	0	0
OCT	70.84	Res. Const. Day	2.92	0.67	0.00	0.00	0.00	63	5	0	1	0	0
NOV	42.10	Res. Const. Day	0.00	0.51	1.08	0.19	4.37	64	12	0	4	0	0
DEC	83.19	Res. Const. Day	0.00	1.03	0.86	0.44	4.75	0	5	0	0	0	0
YTD TOTALS	814.58	Res. Const. Day	29.66	11.42	17.22	4.40	34.32	422.00	56.00	14.00	23.00	14.00	147

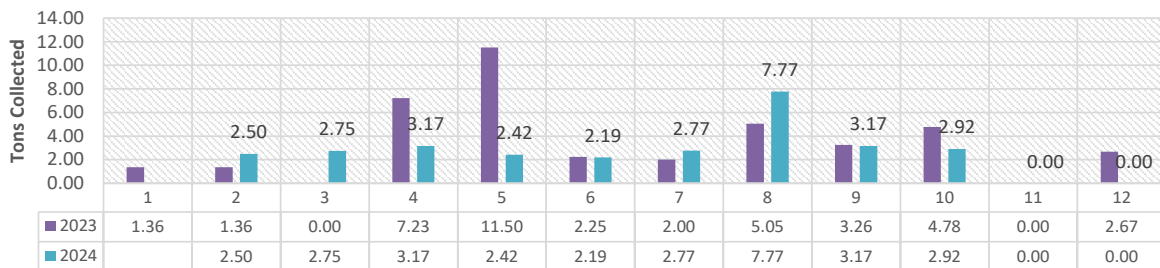
Solid Waste



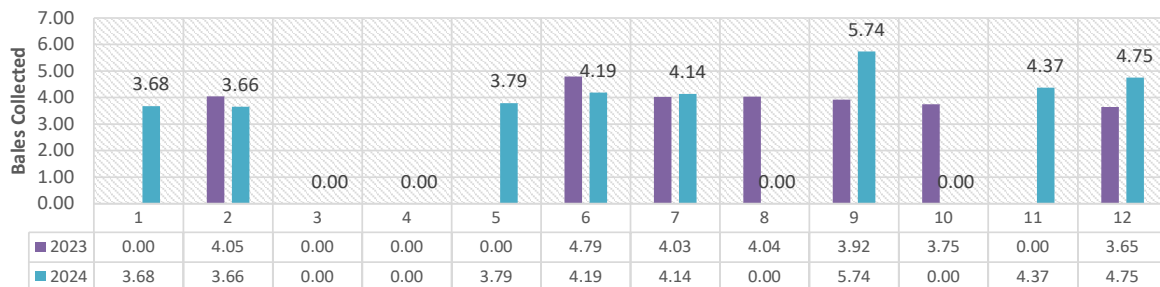
Recycled Paper and Plastic



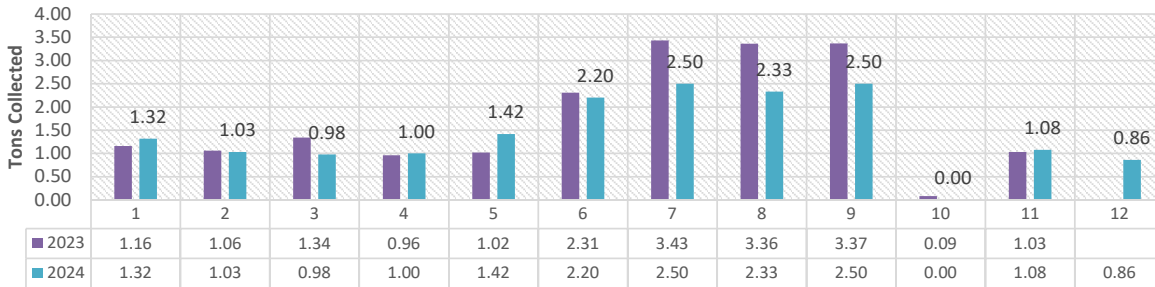
Recycled Metal



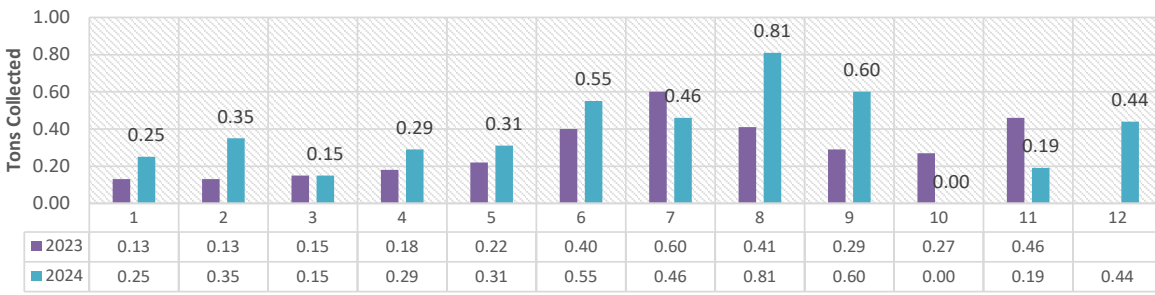
Recycled Cardboard



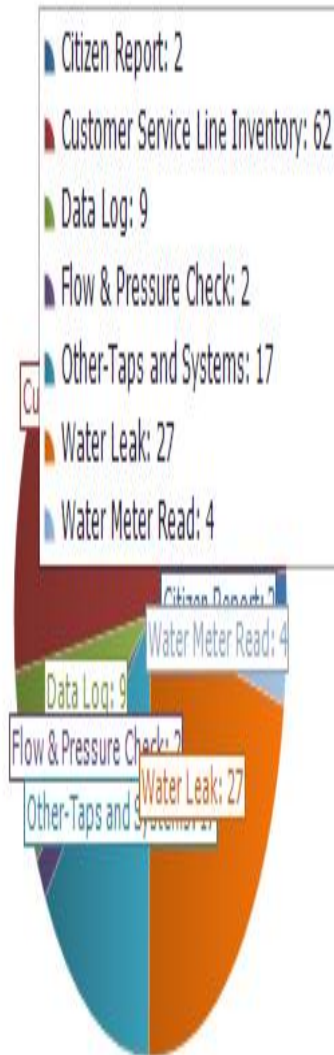
Recycled Glass



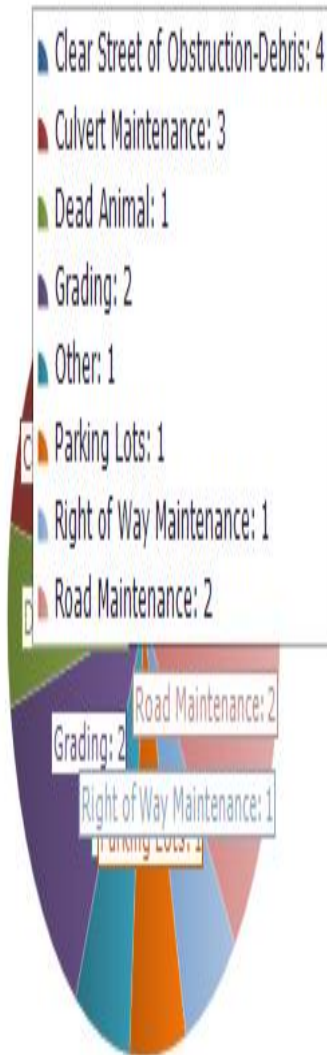
Recycled Aluminum



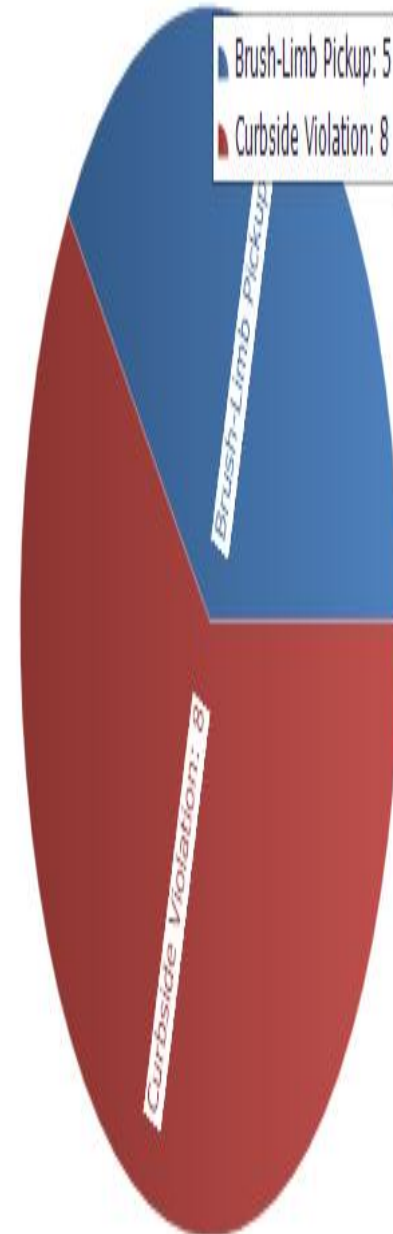
Town Services Work Orders Last 31 Days



Right Of Way Work Orders Last 31 Days



Sanitation Work Orders Last 31 Days



Monthly Water and Wastewater Treatment Flow Report

Buckeye Water Treatment Plant

	Current Data December-24	Comparison to Previous year December-23
Source Water Withdrawn:	16.523 MG Total	19.245 MG Total
	0.533 MGD AVG	0.621 MGD AVG
	0.723 MGD MAX	1.058 MGD MAX
	0.319 MGD MIN	0.398 MGD MIN
Finished Water Produced:	16.026 MG Total	18.719 MG Total
	0.517 MGD AVG	0.604 MGD AVG
	0.708 MGD Max	1.095 MGD Max
	0.283 MGD Min	0.385 MGD Min

Pinnacle Well

	Current Data December-24	Comparison to Previous year December-23
Well Water Withdrawn:	0.710 MG Total	N/A MG Total
	0.024 MGD AVG	N/A MGD AVG
	0.030 MGD MAX	N/A MGD MAX
	0.013 MGD MIN	N/A MGD MIN

Note: Surface and Well water treatments in full compliance.

Wastewater Treatment

	Current Data December-24	Comparison to Previous year December-23
Pond Creek WWTP	2.770 MG Total	2.835 MG Total
Effluent Flow	0.092 MGD AVG	0.094 MGD AVG
	0.010 MGD MIN	0.060 MGD MIN
	0.210 MGD MAX	0.154 MGD MAX
	0.400 Permitted Daily Max	0.400 Permitted Daily Max
Grassy Gap WWTP	0.662 MG Total	0.405 MG Total
Effluent Flow	0.022 MGD AVG	0.050 MGD AVG
	0.009 MGD MIN	0.008 MGD MIN
	0.067 MGD MAX	0.393 MGD MAX
	0.080 Permitted Daily Max	0.080 Permitted Daily Max
Buckeye Water Treatment	N/A MG Total	1.018 MG Total
Waste Process	N/A MGD AVG	0.033 MGD AVG
	N/A MGD MIN	0.016 MGD MIN
	N/A MGD MAX	0.056 MGD MAX

Note: Buckeye was not in compliance due to effluent flow meter PLC failure.



REPORT

TO: Mayor and Town Council
FROM: Armando Garcia
DATE: January 14, 2025
SUBJECT: TDA Report January 2025

FOR THE PURPOSE OF:

Report provides an overview of marketing, publicity and results.

SIGNATURES:

Town Manager

Town Clerk

**Beech Mountain TDA Report
To Town Council
January 2025**

During the month of December, TDA marketing focused on winter sports and overnight stays. *The Ideal Wallet-Friendly Family Getaway* and *For Winter Fun, Beech Can't be Beat* campaigns were promoted through print ads and digital and social media efforts. Other communication initiatives encouraged visitors to stay and shop locally, and promoted events such as the various Santa visits, Holiday Parade and New Year's Eve festivities. The TDA board funded enhanced holiday light displays on Elderberry Road, Town Hall and the Trail of Lights creating an enchanting experience for visitors and residents.

Examples of recent media coverage received:

Chattanooga Pulse – Hit the Slopes at Beech Mountain for a Holiday Road Trippin' Adventure
<https://www.chattanoogapulse.com/citylife/day-trippin/hit-the-slopes-at-beech-mountain-for-holiday-road-trippin/>

WRLA– Holiday Road Trip: These 8 Enchanting NC Christmas Towns are Like a Storybook
<https://www.wral.com/lifestyle/family/enchanting-nc-christmas-towns-roadtrip/>

Citizen Times- 6 Most "Eccentric" Towns are in Western NC: Check Them Out
<https://www.citizen-times.com/story/news/local/2024/12/10/worldatlas-most-eccentric-towns-in-nc-little-switzerland-todd-more/76888710007/>

Blue Ridge Outdoors – Back on the Slopes
<https://www.blueridgeoutdoors.com/go-outside/back-on-the-slopes/>

Garden & Gun – 7 Stand Out Southern Ski Resort
<https://gardenandgun.com/articles/seven-standout-southern-ski-resorts/>

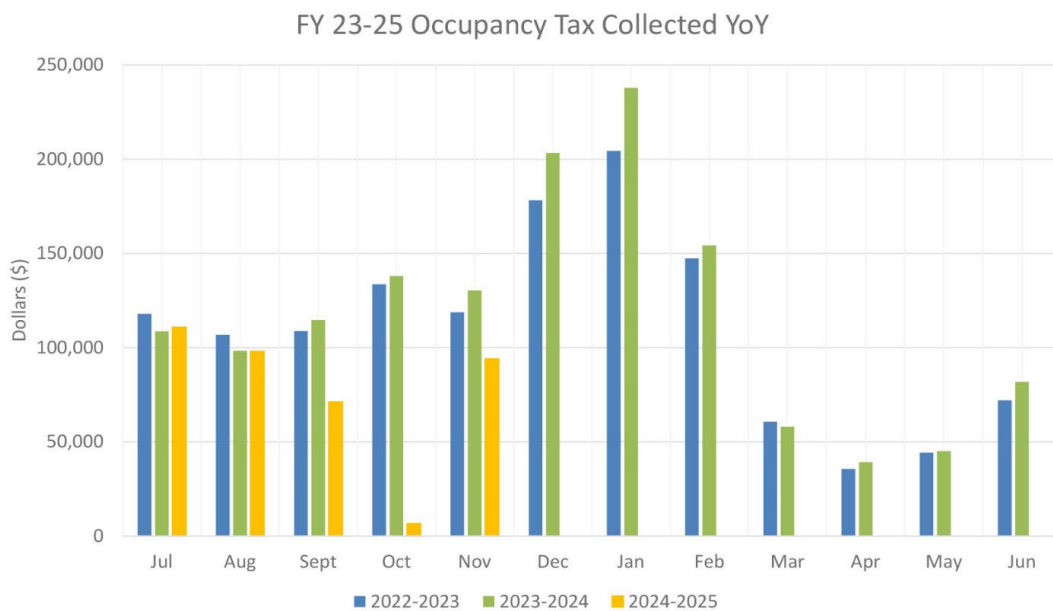
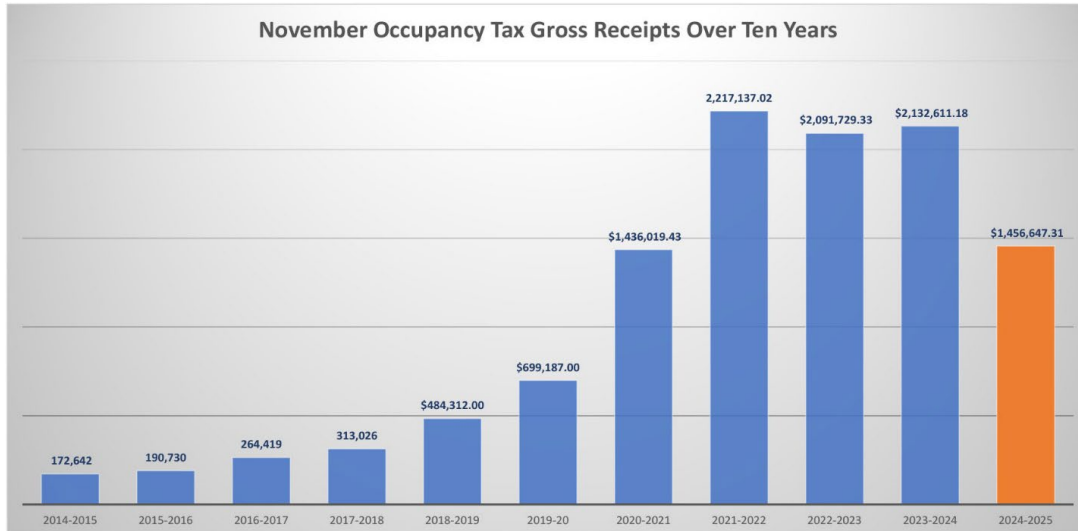
Avery Journal – Winter Sports Season Promises to Lift NC Mountain Tourism
https://www.averyjournal.com/news/winter-sports-season-promises-to-lift-nc-mountain-tourism/article_30e46c22-ab56-11ef-bdf5-c76034034c33.html

Mountain Times – Beech Mountain Coffee Shop Hosting Santa; Holiday Parade Planned
https://www.wataugademocrat.com/mountaintimes/beech-mountain-coffee-shop-hosting-santa-holiday-parade-planned/article_113bbeda-b956-11ef-a701-678d9224dbd1.html

Results: There were 894 visitors at the Visitor Center in December, which was lower than the 1,178 visitors received during December 2023. Occupancy tax of \$94,083 was collected in the month of December (for November overnight stays). This was 38.52% less than the \$130,327 collected in November of 2023. 2,760 room nights were reported to the tax office for October overnight stays.

Revenues for Lodging on Beech Mountain for November 2024

\$1,456,647





REPORT

TO: Town Council
FROM: Preston Yates
DATE: January 14, 2025
SUBJECT: Planning & Inspections Monthly Report 2024-12

FOR THE PURPOSE OF:

Report of monthly activities for the Planning & Inspection Department for December 2024.

SIGNATURES:

Town Manager

Town Clerk

TOWN OF BEECH MOUNTAIN
PLANNING AND INSPECTIONS MONTHLY REPORT
December-2024

Summary and Highlights

Building:

Permit issuance remains above average but lower than the same month last year
Inspections remain above average and trend consistently with 2023
New home starts continue to trend towards more sustainable numbers

Planning Board:

Planning Board did not meet in December; There were no items for Board consideration
Planning Board expected to meet in January to consider staff-initiated code cleanup amendments

Board of Adjustment:

Board of Adjustment did not meet in November; There were no items for Board consideration
Board of Adjustment expected to meeting in February to elect officers and hold refresher training

GIS/Mapping:

23 maps produced during December and database cleaning/maintenance is progressing slowly
New parcel data collected for Watauga County; Working to obtain new parcel data for Avery

Regional and Transportation:

Traffic count data collection is underway on major entrance corridors

Training:

Inspection staff have scheduled yearly continuing education requirements for 2025

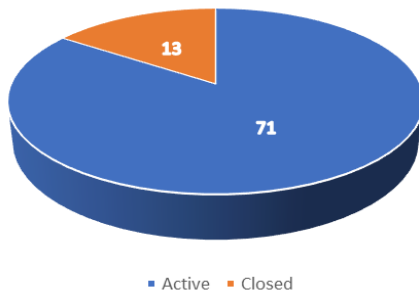
Other:

Helene Recovery efforts continue

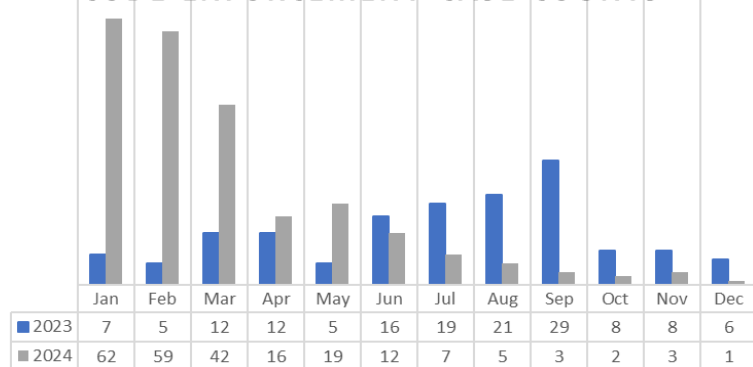
CODE ENFORCEMENT

Monthly and Quarterly Case Counts

Active and Closed Code Cases
Oct 2024 - Dec 2024



CODE ENFORCEMENT CASE COUNTS



Code Enforcement:

1 Trash Enclosure Violations issued for Oct - Dec quarter
5 Other code violations issued during this same time period
13 Code cases closed out during this same time period

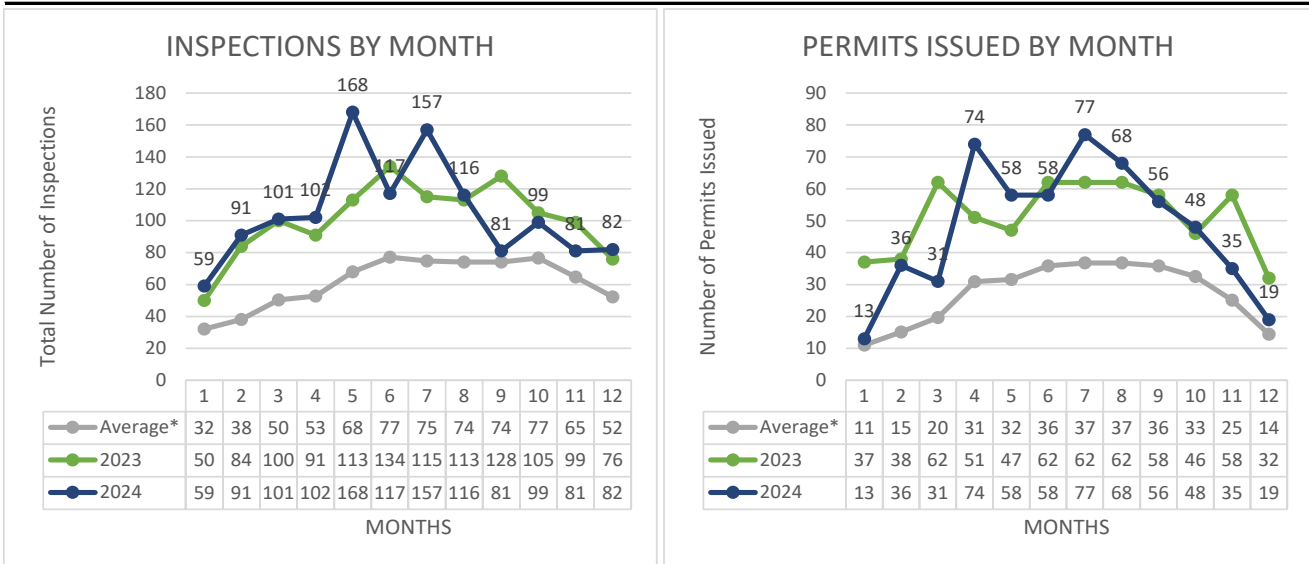
TOWN OF BEECH MOUNTAIN
Monthly Report
Planning and Inspections Department
December-2024

1. Number of Inspections

	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date	Calendar Year to Date
Building	32	28	26	233	231	443
Electrical	17	21	16	145	132	245
Plumbing	11	12	10	89	84	151
Htg/Air & Misc.	22	20	24	149	189	369

2. Permits Issued

No. Issued	19	35	32	303	318	615
Value	\$ 1,633,232	\$ 483,060	\$ 1,423,151	\$ 6,386,431	\$ 9,100,162	\$ 20,468,168
Permit Fees	\$ 34,394.00	\$ 2,025.00	\$ 39,800.00	\$ 181,014.46	\$ 240,090.00	\$ 543,056.85



*NOTE: Average Inspections and Permits are calculated based on a running average since April 2009

3. Nature of Building Permits

# of Permits	Type	Address	Total Fees	Valuation	New Bldgs FY to Date	New Bldgs Last FY
2	New Single Family		\$ 33,077.00	\$ 1,299,999	9	12
	New Multi-Family				0	0
	New Commercial				1	0
17	Other	Various	\$ 1,317.00	\$ 333,233		
19			\$ 34,394.00	\$ 1,633,232		